




		4488 BEALE STREET		MLS® 362902	
		Zone	Zone 6- Port Alberni	Listing Status	Active
		Sub Area	Z6 Port Alberni	Title	Freehold
		City	PORT ALBERNI	Possession	TENANCY
		Sub/Complex			
		Cross Street			
		Property Type	Full Duplex		
		Style	Side x Side (Duplex)		
		Taxes	\$1,521 (2014)	Current Price	\$169,900
		PID#	008182345	Sale Price	
		Age		Date Sold	
		Year Built	1944		
		Postal Code	V9Y 5P8		
		Zoning	Multi-Family R2		
		Zoning Jurisdiction	Port Alberni, City of		
INTERIOR		STYLE		FEATURES	
Bedrooms	4	Exterior Finish	Stone	Insulation	Walls:Unk Ceil:Unk
Bathrooms	2	Roof	Asphalt Shingle	Fuel	Electric
Ensuite		Construction	Frame	Heating	Baseboard
# of Fireplaces		Foundation	Yes	Water	Municipal
Fireplace Types		Flooring	Mixed	Sewer	Connected
Basement Type	Crawl	Bsmt Devel			
Chattels					
Amenities	Main Level Entry				
COMPLEX INFORMATION					
Strata Fee		Units in Bldg		Stores	Laundry
Display Suite#		Units Projects		Levels of Suite	Air Cond.
Fee Incl				# Covered Parking Spaces	
Outdoor Area					
Access By	Street				
Shared Amenities					
# of Rooms 9 (Total Sqft: 1,662 )			FLOOR AREA (sqft)		
	Down	Main	Up	Other	
Living Room		16x15			Finished
Kitchen		13x14			Downstairs
Laundry/Utli		7x5'6			Upper Level
Bedroom		12x11'4			Unfinished
Bedroom		11x9'8			Main Level
Living Room		11x12'9			Other
Kitchen		14'3x15			
Bedroom		14'6x8'4			
Bedroom		12x11			
Bathroom		4pc			
Bathroom		4pc			
			EXTERIOR FEATURES		
			Lot Width	40	Lot Acres
			Lot Depth	84	Lot Size
			Lot Shape		
			Parking Type		
			Site Influences	View - Mountain, Low Maint Yard, Shopping Nearby, Marina Nearby, Can Be Rented	
			Elementary		
			Middle		
			Secondary		
			Legal Description LT 20 PLAN 916 BLK 2 DL 12 ALBERNI DISTRICT		
			Restrictions		
			Mortgage Info		
			Listed By RE/MAX Mid-Island Realty		
<p>Attention Investors!!! Reduced by \$ 10,000. Separate entrances, separate meters. This spacious duplex has 2 long term tenants. Current rents are \$600/mo &amp; \$465/mo, tenants pay their own hydro. Two - 2 bedroom units. Separate laundry room. Located in quiet residential area near elementary school. Walking distance to shopping and coffee shops. Live in one side and rent the other side to pay your mortgage. Now is the time to buy while interest rates and prices are low!</p>					

		4931 BRUCE STREET		MLS® 400329																																																																			
		Zone	Zone 6- Port Alberni	Listing Status	Active																																																																		
		Sub Area	Z6 Port Alberni	Title	Freehold																																																																		
		City	PORT ALBERNI	Possession	TBA																																																																		
		Sub/Complex																																																																					
		Cross Street																																																																					
		Property Type	Fourplex																																																																				
		Style	2 Storey-Main Lev Ent	Current Price	\$174,900																																																																		
		Taxes	\$2,462 (2015)	Sale Price																																																																			
		PID#	005016894	Date Sold																																																																			
		Age																																																																					
		Year Built																																																																					
		Postal Code																																																																					
		Zoning	Multi-Family RM2																																																																				
		Zoning Jurisdiction	Port Alberni, City of																																																																				
<table border="1"> <tr> <th colspan="2">INTERIOR</th> <th colspan="2">STYLE</th> <th colspan="2">FEATURES</th> </tr> <tr> <td>Bedrooms</td> <td>5</td> <td>Exterior Finish</td> <td>Brick, Stucco, Vinyl</td> <td>Insulation</td> <td>Walls:Unk Ceil:Unk</td> </tr> <tr> <td>Bathrooms</td> <td>4</td> <td>Roof</td> <td>Membrane</td> <td>Fuel</td> <td>Electric</td> </tr> <tr> <td>Ensuite</td> <td></td> <td>Construction</td> <td>Frame</td> <td>Heating</td> <td>Baseboard</td> </tr> <tr> <td># of Fireplaces</td> <td></td> <td>Foundation</td> <td>Yes</td> <td>Water</td> <td>Municipal</td> </tr> <tr> <td>Fireplace Types</td> <td></td> <td>Flooring</td> <td>Mixed</td> <td>Sewer</td> <td>Connected</td> </tr> <tr> <td>Basement Type</td> <td></td> <td>Bsmt Devel</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Chattels</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Amenities</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>						INTERIOR		STYLE		FEATURES		Bedrooms	5	Exterior Finish	Brick, Stucco, Vinyl	Insulation	Walls:Unk Ceil:Unk	Bathrooms	4	Roof	Membrane	Fuel	Electric	Ensuite		Construction	Frame	Heating	Baseboard	# of Fireplaces		Foundation	Yes	Water	Municipal	Fireplace Types		Flooring	Mixed	Sewer	Connected	Basement Type		Bsmt Devel				Chattels						Amenities																	
INTERIOR		STYLE		FEATURES																																																																			
Bedrooms	5	Exterior Finish	Brick, Stucco, Vinyl	Insulation	Walls:Unk Ceil:Unk																																																																		
Bathrooms	4	Roof	Membrane	Fuel	Electric																																																																		
Ensuite		Construction	Frame	Heating	Baseboard																																																																		
# of Fireplaces		Foundation	Yes	Water	Municipal																																																																		
Fireplace Types		Flooring	Mixed	Sewer	Connected																																																																		
Basement Type		Bsmt Devel																																																																					
Chattels																																																																							
Amenities																																																																							
<table border="1"> <tr> <th colspan="4">COMPLEX INFORMATION</th> </tr> <tr> <td>Strata Fee</td> <td>Units in Bldg</td> <td>Storeys</td> <td>Laundry</td> </tr> <tr> <td>Display Suite#</td> <td>Units Projects</td> <td>Levels of Suite</td> <td>Air Cond.</td> </tr> <tr> <td>Fee Incl</td> <td></td> <td># Covered Parking Spaces</td> <td></td> </tr> <tr> <td>Outdoor Area</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Access By</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Shared Amenities</td> <td></td> <td></td> <td></td> </tr> </table>						COMPLEX INFORMATION				Strata Fee	Units in Bldg	Storeys	Laundry	Display Suite#	Units Projects	Levels of Suite	Air Cond.	Fee Incl		# Covered Parking Spaces		Outdoor Area				Access By				Shared Amenities																																									
COMPLEX INFORMATION																																																																							
Strata Fee	Units in Bldg	Storeys	Laundry																																																																				
Display Suite#	Units Projects	Levels of Suite	Air Cond.																																																																				
Fee Incl		# Covered Parking Spaces																																																																					
Outdoor Area																																																																							
Access By																																																																							
Shared Amenities																																																																							
<table border="1"> <tr> <th colspan="4"># of Rooms 13 (Total Sqft: 2,490 )</th> <th colspan="2">FLOOR AREA (sqft)</th> </tr> <tr> <td></td> <td>Down</td> <td>Main</td> <td>Up</td> <td>Other</td> <td></td> </tr> <tr> <td>Living Room</td> <td></td> <td>15x10'11</td> <td>15'4x11'3</td> <td></td> <td>Finished</td> </tr> <tr> <td>Kitchen</td> <td></td> <td>9'4x6'4</td> <td>14x11'4</td> <td></td> <td>Downstairs</td> </tr> <tr> <td>Master Bedroom</td> <td></td> <td>11'5x10'6</td> <td>11'5x11'2</td> <td></td> <td>Upper Level</td> </tr> <tr> <td>Bedroom</td> <td></td> <td></td> <td>11'9x9</td> <td></td> <td>1,245</td> </tr> <tr> <td>Living Room</td> <td></td> <td>13'1x9'7</td> <td>13'4x10'9</td> <td></td> <td></td> </tr> <tr> <td>Kitchen</td> <td></td> <td>9'10x8'5</td> <td>10'1x7'9</td> <td></td> <td>Unfinished</td> </tr> <tr> <td>Master Bedroom</td> <td></td> <td>10'8x9'2</td> <td>9'9x9'2</td> <td></td> <td>Main Level</td> </tr> <tr> <td>Bathroom</td> <td></td> <td>4pc</td> <td>4pc</td> <td></td> <td>Other</td> </tr> <tr> <td>Bathroom</td> <td></td> <td>4pc</td> <td>4pc</td> <td></td> <td>1,245</td> </tr> </table>						# of Rooms 13 (Total Sqft: 2,490 )				FLOOR AREA (sqft)			Down	Main	Up	Other		Living Room		15x10'11	15'4x11'3		Finished	Kitchen		9'4x6'4	14x11'4		Downstairs	Master Bedroom		11'5x10'6	11'5x11'2		Upper Level	Bedroom			11'9x9		1,245	Living Room		13'1x9'7	13'4x10'9			Kitchen		9'10x8'5	10'1x7'9		Unfinished	Master Bedroom		10'8x9'2	9'9x9'2		Main Level	Bathroom		4pc	4pc		Other	Bathroom		4pc	4pc		1,245
# of Rooms 13 (Total Sqft: 2,490 )				FLOOR AREA (sqft)																																																																			
	Down	Main	Up	Other																																																																			
Living Room		15x10'11	15'4x11'3		Finished																																																																		
Kitchen		9'4x6'4	14x11'4		Downstairs																																																																		
Master Bedroom		11'5x10'6	11'5x11'2		Upper Level																																																																		
Bedroom			11'9x9		1,245																																																																		
Living Room		13'1x9'7	13'4x10'9																																																																				
Kitchen		9'10x8'5	10'1x7'9		Unfinished																																																																		
Master Bedroom		10'8x9'2	9'9x9'2		Main Level																																																																		
Bathroom		4pc	4pc		Other																																																																		
Bathroom		4pc	4pc		1,245																																																																		
<table border="1"> <tr> <th colspan="4">EXTERIOR FEATURES</th> </tr> <tr> <td>Lot Width</td> <td>50</td> <td>Lot Acres</td> <td>0.1136</td> </tr> <tr> <td>Lot Depth</td> <td>99</td> <td>Lot Size</td> <td>4,950</td> </tr> <tr> <td>Lot Shape</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Parking Type</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Site Influences</td> <td colspan="3">Central location, Low Maint Yard, Shopping Nearby, Recreation Nearby, Marina Nearby</td> </tr> <tr> <td>Elementary</td> <td colspan="3">MAQUINNNA</td> </tr> <tr> <td>Middle</td> <td colspan="3">EJ DUNN</td> </tr> <tr> <td>Secondary</td> <td colspan="3">ADSS</td> </tr> <tr> <td>Legal Description</td> <td colspan="3">LT 2, DL 1, AD, PL 11392</td> </tr> <tr> <td>Restrictions</td> <td colspan="3"></td> </tr> <tr> <td>Mortgage Info</td> <td colspan="3">Tax Roll Number</td> </tr> <tr> <td>Listed By</td> <td colspan="3">Royal LePage Port Alberni - Pacific Rim Realty</td> </tr> </table>						EXTERIOR FEATURES				Lot Width	50	Lot Acres	0.1136	Lot Depth	99	Lot Size	4,950	Lot Shape				Parking Type				Site Influences	Central location, Low Maint Yard, Shopping Nearby, Recreation Nearby, Marina Nearby			Elementary	MAQUINNNA			Middle	EJ DUNN			Secondary	ADSS			Legal Description	LT 2, DL 1, AD, PL 11392			Restrictions				Mortgage Info	Tax Roll Number			Listed By	Royal LePage Port Alberni - Pacific Rim Realty																
EXTERIOR FEATURES																																																																							
Lot Width	50	Lot Acres	0.1136																																																																				
Lot Depth	99	Lot Size	4,950																																																																				
Lot Shape																																																																							
Parking Type																																																																							
Site Influences	Central location, Low Maint Yard, Shopping Nearby, Recreation Nearby, Marina Nearby																																																																						
Elementary	MAQUINNNA																																																																						
Middle	EJ DUNN																																																																						
Secondary	ADSS																																																																						
Legal Description	LT 2, DL 1, AD, PL 11392																																																																						
Restrictions																																																																							
Mortgage Info	Tax Roll Number																																																																						
Listed By	Royal LePage Port Alberni - Pacific Rim Realty																																																																						
<p>Fourplex. This fourplex could be an excellent investment for the right person. With a solid management and maintenance plan, this affordable investment property could be very lucrative. The gross annual rents were \$17,045 for 2014, and there is an opportunity to significantly increase this amount forward. The building consists of one 2 bedroom unit and three 1 bedroom units. Each unit has it's own electrical meter and hot water tank, and the tenants are currently responsible for their own heat and power costs. Located in South Alberni, this building is close to shopping, public transportation, and the Harbour Quay. This revenue property is an attractive investment opportunity. Financial and building details available.</p>																																																																							


		2884 ANDERSON AVE		MLS® 390336																																																							
		Zone	Zone 6- Port Alberni	Listing Status	Active																																																						
		Sub Area	Z6 Port Alberni	Title	Freehold																																																						
		City	PORT ALBERNI	Possession	TENANCY																																																						
		Sub/Complex																																																									
		Cross Street																																																									
		Property Type	Full Duplex																																																								
		Style	Side x Side (Duplex)	Current Price	\$179,000																																																						
		Taxes	\$1,725 (2014)	Sale Price																																																							
		PID#	005922135	Date Sold																																																							
		Age																																																									
		Year Built	1957																																																								
		Postal Code	V9Y 2V6																																																								
		Zoning	Single Family R1																																																								
		Zoning Jurisdiction	Port Alberni, City of																																																								
<table border="1"> <tr> <th colspan="2">INTERIOR</th> <th colspan="2">STYLE</th> <th colspan="2">FEATURES</th> </tr> <tr> <td>Bedrooms</td> <td>6</td> <td>Exterior Finish</td> <td>Stucco</td> <td>Insulation</td> <td>Walls: Yes Ceil: Yes</td> </tr> <tr> <td>Bathrooms</td> <td>2</td> <td>Roof</td> <td>Asphalt Shingle</td> <td>Fuel</td> <td>Oil</td> </tr> <tr> <td>Ensuite</td> <td></td> <td>Construction</td> <td>Concrete Block</td> <td>Heating</td> <td>Forced Air</td> </tr> <tr> <td># of Fireplaces</td> <td></td> <td>Foundation</td> <td>Yes</td> <td>Water</td> <td>Municipal</td> </tr> <tr> <td>Fireplace Types</td> <td></td> <td>Flooring</td> <td>Mixed</td> <td>Sewer</td> <td>Connected</td> </tr> <tr> <td>Basement Type</td> <td></td> <td>Bsmt Devel</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Chattels</td> <td colspan="5">INCL: 2 FRIDGES, 2 STOVES, 1 WASHER, 1 DRYER</td> </tr> <tr> <td>Amenities</td> <td colspan="5">Additional Accom., Thermal Windows</td> </tr> </table>						INTERIOR		STYLE		FEATURES		Bedrooms	6	Exterior Finish	Stucco	Insulation	Walls: Yes Ceil: Yes	Bathrooms	2	Roof	Asphalt Shingle	Fuel	Oil	Ensuite		Construction	Concrete Block	Heating	Forced Air	# of Fireplaces		Foundation	Yes	Water	Municipal	Fireplace Types		Flooring	Mixed	Sewer	Connected	Basement Type		Bsmt Devel				Chattels	INCL: 2 FRIDGES, 2 STOVES, 1 WASHER, 1 DRYER					Amenities	Additional Accom., Thermal Windows				
INTERIOR		STYLE		FEATURES																																																							
Bedrooms	6	Exterior Finish	Stucco	Insulation	Walls: Yes Ceil: Yes																																																						
Bathrooms	2	Roof	Asphalt Shingle	Fuel	Oil																																																						
Ensuite		Construction	Concrete Block	Heating	Forced Air																																																						
# of Fireplaces		Foundation	Yes	Water	Municipal																																																						
Fireplace Types		Flooring	Mixed	Sewer	Connected																																																						
Basement Type		Bsmt Devel																																																									
Chattels	INCL: 2 FRIDGES, 2 STOVES, 1 WASHER, 1 DRYER																																																										
Amenities	Additional Accom., Thermal Windows																																																										
<table border="1"> <tr> <th colspan="4">COMPLEX INFORMATION</th> </tr> <tr> <td>Strata Fee</td> <td>Units in Bldg</td> <td>Storeys</td> <td>Laundry</td> </tr> <tr> <td>Display Suite#</td> <td>Units Projects</td> <td>Levels of Suite</td> <td>Air Cond.</td> </tr> <tr> <td>Fee Incl</td> <td></td> <td># Covered Parking Spaces</td> <td></td> </tr> <tr> <td>Outdoor Area</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Access By</td> <td>Lane, Street</td> <td></td> <td></td> </tr> <tr> <td>Shared Amenities</td> <td></td> <td></td> <td></td> </tr> </table>						COMPLEX INFORMATION				Strata Fee	Units in Bldg	Storeys	Laundry	Display Suite#	Units Projects	Levels of Suite	Air Cond.	Fee Incl		# Covered Parking Spaces		Outdoor Area				Access By	Lane, Street			Shared Amenities																													
COMPLEX INFORMATION																																																											
Strata Fee	Units in Bldg	Storeys	Laundry																																																								
Display Suite#	Units Projects	Levels of Suite	Air Cond.																																																								
Fee Incl		# Covered Parking Spaces																																																									
Outdoor Area																																																											
Access By	Lane, Street																																																										
Shared Amenities																																																											
# of Rooms 14 (Total Sqft: 1,950)				FLOOR AREA (sqft)																																																							
	Down	Main	Up	Other																																																							
Entrance		10'6x6'6			Finished 1,950																																																						
Entrance		10'6x6'6			Unfinished 1,500																																																						
					Main Level																																																						
					Other																																																						
Living Room		13'6x12																																																									
Living Room		13'6x12																																																									
Kitchen		8'6x12																																																									
Kitchen		8'6x12																																																									
Bedroom		8'4x12'3	10x14																																																								
Bedroom		8'4x12'3	10x14																																																								
Master Bedroom		11'3x12																																																									
Master Bedroom		11'3x12																																																									
Laundry/Uti		8'6x6'6																																																									
Laundry/Uti		8'6x6'6																																																									
Bathroom			4pc																																																								
Bathroom			4pc																																																								
				<table border="1"> <tr> <td>Lot Width</td> <td>53</td> <td>Lot Acres</td> <td>0.1217</td> </tr> <tr> <td>Lot Depth</td> <td>100</td> <td>Lot Size</td> <td>5,300</td> </tr> <tr> <td>Lot Shape</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Parking Type</td> <td colspan="3">Carport - Single</td> </tr> <tr> <td>Site Influences</td> <td colspan="3">Family Oriented, Low Maint Yard, Shopping Nearby, Can Be Rented</td> </tr> <tr> <td>Elementary</td> <td colspan="3">MAQUINNNA</td> </tr> <tr> <td>Middle</td> <td colspan="3">EJ DUNN</td> </tr> <tr> <td>Secondary</td> <td colspan="3">ADSS</td> </tr> <tr> <td>Legal Description</td> <td colspan="3">LT 6 DL 1 ALBERNI DISTRICT PL 5771</td> </tr> <tr> <td>Restrictions</td> <td colspan="3"></td> </tr> <tr> <td>Mortgage Info</td> <td colspan="3"></td> </tr> <tr> <td>Listed By</td> <td colspan="3">RE/MAX Mid-Island Realty</td> </tr> </table>		Lot Width	53	Lot Acres	0.1217	Lot Depth	100	Lot Size	5,300	Lot Shape				Parking Type	Carport - Single			Site Influences	Family Oriented, Low Maint Yard, Shopping Nearby, Can Be Rented			Elementary	MAQUINNNA			Middle	EJ DUNN			Secondary	ADSS			Legal Description	LT 6 DL 1 ALBERNI DISTRICT PL 5771			Restrictions				Mortgage Info				Listed By	RE/MAX Mid-Island Realty								
Lot Width	53	Lot Acres	0.1217																																																								
Lot Depth	100	Lot Size	5,300																																																								
Lot Shape																																																											
Parking Type	Carport - Single																																																										
Site Influences	Family Oriented, Low Maint Yard, Shopping Nearby, Can Be Rented																																																										
Elementary	MAQUINNNA																																																										
Middle	EJ DUNN																																																										
Secondary	ADSS																																																										
Legal Description	LT 6 DL 1 ALBERNI DISTRICT PL 5771																																																										
Restrictions																																																											
Mortgage Info																																																											
Listed By	RE/MAX Mid-Island Realty																																																										
<p>Revenue investment beckoning? Many updates in this front and back, 2 unit rental, with separate meters. All new vinyl windows. Completely renovated bathrooms, front and back. Newer floor coverings. 12 year old furnace. Both units are currently tenanted.</p>																																																											

		247 LUKAITIS LANE		MLS® 400176	
		Zone	Zone 3- Duncan	Listing Status	Active
		Sub Area	Z3 West Duncan	Title	Freehold/Strata
		City	DUNCAN	Possession	NEGOTIABLE
Sub/Complex Cross Street Property Type Style Taxes PID# Age Year Built Postal Code Zoning Zoning Jurisdiction		Triplex Rancher \$1,920 (2015) 018500412 1993 V9L 1S2 Multi-Family RM-4 Duncan, City of		Current Price Sale Price Date Sold	
Current Price Sale Price Date Sold					
INTERIOR		STYLE		FEATURES	
Bedrooms	2	Exterior Finish	Vinyl	Insulation	Walls: Yes Ceil: Yes
Bathrooms	2	Roof	Asphalt Shingle	Fuel	Electric
Ensuite	1	Construction	Frame	Heating	Baseboard
# of Fireplaces	1	Foundation	Yes	Water	Municipal
Fireplace Types	Propane	Flooring	Laminate	Sewer	Connected
Basement Type	Slab	Bsmt Devel	None		
Chattels					
Amenities	Main Level Entry				
COMPLEX INFORMATION					
Strata Fee	Units in Bldg	Stores	Laundry		
Display Suite#	Units Projects	Levels of Suite	Air Cond.		
Fee Incl		# Covered Parking Spaces			
Outdoor Area					
Access By					
Shared Amenities					
# of Rooms 5 (Total Sqft: 1,074 )				FLOOR AREA (sqft)	
	Down	Main	Up	Other	
Kitchen		12x8			Finished
Dining Room		12x10			Downstairs
Living Room		16x12			Upper Level
Bedroom		9x10			Unfinished
Master Bedroom		13x11			Main Level
Bathroom		4pc			Other
Ensuite		3pc			1,074
EXTERIOR FEATURES					
Lot Width		Lot Acres		0.1736	
Lot Depth		Lot Size		7,560	
Lot Shape					
Parking Type		Garage - Single, Open			
Site Influences					
Elementary		SCHOOL DIST 79			
Middle					
Secondary		COWICHAN SECONDARY			
Legal Description		STATA LOT2, SEC 18,RNG 6,QUAMICHAN DIST,STRATA PLN VIS2949 TOGETHER WITH AN INT IN COMMON PROP IN PROP TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN FORM 1			
Restrictions					
Mortgage Info		Tax Roll Number			
Listed By		Sutton Group-West Coast Realty (Dunc)			
<p>No Strata Fees ! Baby Boomers, down town professionals and first time buyers. This level entry patio home is situated just 3 blocks from downtown and walking distance to university, high school, bowling, coffee shops, pool, pool hall, island savings center, park, pubs, restaurants and shopping. Well kept, neat and tidy. Upgrades include flooring, kitchen and windows all in last 6 yrs or less. New roof in 05. Private 23x16.5 patio in the back and on the side a gravel strip could serve as a dog run, pets are allowed. For special needs info the doors are: 1 sliding patio door, main door 33 inch wide, and all interior doors are 29 inch. Parking in front for 2 vehicles plus a single 11x20 garage.</p>					

		5217 RIVER ROAD		MLS® 393403			
		Zone Sub Area City Sub/Complex Cross Street Property Type Style Taxes PID# Age Year Built Postal Code Zoning Zoning Jurisdiction	Zone 6- Port Alberni Z6 Port Alberni PORT ALBERNI  Full Duplex Side x Side (Duplex) \$2,317 (2014) 000108065 1964 V9Y 6Z2 Duplex R2 Port Alberni, City of	Listing Status Title Possession	Active Freehold TBA		
		Current Price Sale Price Date Sold	\$224,500				
INTERIOR		STYLE		FEATURES			
Bedrooms 4 Bathrooms 2 Ensuite # of Fireplaces Fireplace Types	Exterior Finish Roof Construction Foundation Flooring	Stucco Asphalt Shingle Frame Yes Mixed	Insulation Fuel Heating Water Sewer	Walls:Unk Ceil:Unk Electric Baseboard Municipal Connected			
Basement Type Crawl Chattels Amenities	Bsmt Devel Wkshop-Detached, Main Level Entry						
COMPLEX INFORMATION							
Strata Fee Display Suite# Fee Incl Outdoor Area Access By Shared Amenities	Units in Bldg Units Projects	Storeys Levels of Suite # Covered Parking Spaces	Laundry Air Cond.				
# of Rooms 10 (Total Sqft: 1,850 )				FLOOR AREA (sqft)			
	Down	Main	Up	Other	Finished Downstairs Upper Level	Unfinished Main Level Other	1,850
Living Room		17'11x11					
Kitchen		14'4x11'10					
Master Bedroom		11'11x10'5					
Bedroom		10'6x9'8					
Storage		8x6'8					
Living Room		17'11x11					
Kitchen		14'4x11'10					
Master Bedroom		11'11x10'5					
Bedroom		10'6x9'8					
Storage		8x6'8					
Bathroom		4pc					
Bathroom		4pc					
				EXTERIOR FEATURES			
				Lot Width Lot Depth Lot Shape Parking Type Site Influences			
				Garage - Double View - Ocean, Can Be Rented			
				Elementary Middle Secondary			
				Legal Description LT 6 BLK 1 DL 11 ALBERNI DISTRICT PL 618-B			
				Restrictions Mortgage Info Listed By			
				Must be Paid Off RE/MAX Mid-Island Realty			
				Tax Roll Number			
BECOME AN INVESTOR and a Landlord with this property. Live in one half of this duplex while your tenant on the other side pays your mortgage. Great 2 bedroom layout on each side with private back yard, Large detached shop, and carport parking. Has 2 meters, cable and tel all separate Great location, close to the Marina, Restaurants and Shopping. Tenants in place currently collecting \$1750 per month rents							


		4289 NORTH PARK DRIVE		MLS® 399082																																																							
		Zone	Zone 6- Port Alberni	Listing Status	Active																																																						
		Sub Area	Z6 Port Alberni	Title	Freehold																																																						
		City	PORT ALBERNI	Possession	TBA																																																						
		Sub/Complex																																																									
		Cross Street																																																									
		Property Type	Full Duplex																																																								
		Style	Up & Down (Duplex)	Current Price	\$233,000																																																						
		Taxes	\$4,320 (2014)	Sale Price																																																							
		PID#	000808482	Date Sold																																																							
		Age																																																									
		Year Built																																																									
		Postal Code	V9Y 3J2																																																								
		Zoning	Duplex R2																																																								
		Zoning Jurisdiction	Port Alberni, City of																																																								
<table border="1"> <tr> <th colspan="2">INTERIOR</th> <th colspan="2">STYLE</th> <th colspan="2">FEATURES</th> </tr> <tr> <td>Bedrooms</td> <td>5</td> <td>Exterior Finish</td> <td>Stucco &amp; Siding</td> <td>Insulation</td> <td>Walls:Unk Ceil:Unk</td> </tr> <tr> <td>Bathrooms</td> <td>4</td> <td>Roof</td> <td>Asphalt Shingle</td> <td>Fuel</td> <td>Electric</td> </tr> <tr> <td>Ensuite</td> <td></td> <td>Construction</td> <td>Frame</td> <td>Heating</td> <td>Heat Pump</td> </tr> <tr> <td># of Fireplaces</td> <td>1</td> <td>Foundation</td> <td>Yes</td> <td>Water</td> <td>Municipal</td> </tr> <tr> <td>Fireplace Types</td> <td>Wood</td> <td>Flooring</td> <td>Mixed</td> <td>Sewer</td> <td>Connected</td> </tr> <tr> <td>Basement Type</td> <td></td> <td>Bsmt Devel</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Chattels</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Amenities</td> <td colspan="5">Additional Accom., Wkshop-Detached</td> </tr> </table>						INTERIOR		STYLE		FEATURES		Bedrooms	5	Exterior Finish	Stucco & Siding	Insulation	Walls:Unk Ceil:Unk	Bathrooms	4	Roof	Asphalt Shingle	Fuel	Electric	Ensuite		Construction	Frame	Heating	Heat Pump	# of Fireplaces	1	Foundation	Yes	Water	Municipal	Fireplace Types	Wood	Flooring	Mixed	Sewer	Connected	Basement Type		Bsmt Devel				Chattels						Amenities	Additional Accom., Wkshop-Detached				
INTERIOR		STYLE		FEATURES																																																							
Bedrooms	5	Exterior Finish	Stucco & Siding	Insulation	Walls:Unk Ceil:Unk																																																						
Bathrooms	4	Roof	Asphalt Shingle	Fuel	Electric																																																						
Ensuite		Construction	Frame	Heating	Heat Pump																																																						
# of Fireplaces	1	Foundation	Yes	Water	Municipal																																																						
Fireplace Types	Wood	Flooring	Mixed	Sewer	Connected																																																						
Basement Type		Bsmt Devel																																																									
Chattels																																																											
Amenities	Additional Accom., Wkshop-Detached																																																										
COMPLEX INFORMATION																																																											
Strata Fee		Units in Bldg		Storeys																																																							
Display Suite#		Units Projects		Levels of Suite	Laundry																																																						
Fee Incl				# Covered Parking Spaces 2	Air Cond.																																																						
Outdoor Area																																																											
Access By	Street																																																										
Shared Amenities																																																											
# of Rooms 14 (Total Sqft: 3,395 )				FLOOR AREA (sqft)																																																							
	Down	Main	Up	Other																																																							
Living Room	13x11	17x15'10		19'8x7'8	Finished 3,395																																																						
Kitchen	11'2x10	16'10x11'8			Downstairs 1,080																																																						
					Upper Level 1,235																																																						
Dining Room		13'9x9'11			EXTERIOR FEATURES																																																						
Bedroom	12'10x7'8	11'7x10'8			Lot Width	82																																																					
Laundry/Uti	7'8x4'5	11'7x7			Lot Depth	99																																																					
Family Room		20x12'9			Lot Shape																																																						
Bedroom	21x9'10				Parking Type	Garage & Carport																																																					
Master Bedroom			13x12'10		Site Influences	Easy Access, Low Maint Yard, Can Be Rented																																																					
Bedroom			12'10x10'10		Elementary																																																						
Bathroom	4pc				Middle																																																						
Bathroom		4pc			Secondary																																																						
Bathroom		4pc			Legal Description	LT 1 DL 1 ALBERNI DISTRICT PL 11254																																																					
Bathroom			4pc		Restrictions																																																						
					Mortgage Info	Tax Roll Number																																																					
					Listed By	RE/MAX Of Nanaimo																																																					
<p>Centrally located, custom built home! Nearly 3,400 sqft of living space, lots of space in this duplex style home. Holding 5 bedrooms and 3 baths, with the potential for 2 more bedrooms. Large modern suite downstairs. Main has wood burning fireplace, maple cabinetry, dining room and 1 bed, 1 bath. Upper floors include 2 bedrooms, 2 bath, living room, family room and renovated space for a potential 3rd kitchen. Out back you will find a 30'x17' garage with attached workshop and suite above. This home would be great for a large family or for the right person this would make a wonderful Bed &amp; Breakfast. Book a viewing to see all of the wonderful renovations put in to this large home!</p>																																																											




		213 FINLAYSON STREET		MLS® 398619																																																							
		Zone	Zone 4- Nanaimo	Listing Status	Active																																																						
		Sub Area	Z4 Old City	Title	Freehold																																																						
		City	NANAIMO	Possession																																																							
		Sub/Complex	Haliburton	Current Price	\$235,000																																																						
		Cross Street	Full Duplex	Sale Price																																																							
		Property Type	Side x Side (Duplex)	Date Sold																																																							
		Style	\$2,408 (2015)																																																								
		Taxes	001545167																																																								
		PID#																																																									
		Age																																																									
		Year Built																																																									
		Postal Code	V9R 2P6																																																								
		Zoning	Multi-Family R8																																																								
		Zoning Jurisdiction	Nanaimo, City of																																																								
<table border="1"> <tr> <th colspan="2">INTERIOR</th> <th colspan="2">STYLE</th> <th colspan="2">FEATURES</th> </tr> <tr> <td>Bedrooms</td> <td>4</td> <td>Exterior Finish</td> <td>Stucco</td> <td>Insulation</td> <td>Walls: Yes Ceil: Yes</td> </tr> <tr> <td>Bathrooms</td> <td>2</td> <td>Roof</td> <td>Asphalt Shingle</td> <td>Fuel</td> <td>Electric</td> </tr> <tr> <td>Ensuite</td> <td></td> <td>Construction</td> <td>Frame</td> <td>Heating</td> <td>Baseboard</td> </tr> <tr> <td># of Fireplaces</td> <td></td> <td>Foundation</td> <td>Yes</td> <td>Water</td> <td>Municipal</td> </tr> <tr> <td>Fireplace Types</td> <td></td> <td>Flooring</td> <td>Mixed</td> <td>Sewer</td> <td>Connected</td> </tr> <tr> <td>Basement Type</td> <td></td> <td>Bsmnt Devel</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Chattels</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Amenities</td> <td colspan="5">Additional Accom., Main Level Entry</td> </tr> </table>						INTERIOR		STYLE		FEATURES		Bedrooms	4	Exterior Finish	Stucco	Insulation	Walls: Yes Ceil: Yes	Bathrooms	2	Roof	Asphalt Shingle	Fuel	Electric	Ensuite		Construction	Frame	Heating	Baseboard	# of Fireplaces		Foundation	Yes	Water	Municipal	Fireplace Types		Flooring	Mixed	Sewer	Connected	Basement Type		Bsmnt Devel				Chattels						Amenities	Additional Accom., Main Level Entry				
INTERIOR		STYLE		FEATURES																																																							
Bedrooms	4	Exterior Finish	Stucco	Insulation	Walls: Yes Ceil: Yes																																																						
Bathrooms	2	Roof	Asphalt Shingle	Fuel	Electric																																																						
Ensuite		Construction	Frame	Heating	Baseboard																																																						
# of Fireplaces		Foundation	Yes	Water	Municipal																																																						
Fireplace Types		Flooring	Mixed	Sewer	Connected																																																						
Basement Type		Bsmnt Devel																																																									
Chattels																																																											
Amenities	Additional Accom., Main Level Entry																																																										
COMPLEX INFORMATION																																																											
Strata Fee	Units in Bldg	Storeys	Laundry																																																								
Display Suite#	Units Projects	Levels of Suite	Air Cond.																																																								
Fee Incl		# Covered Parking Spaces																																																									
Outdoor Area																																																											
Access By																																																											
Shared Amenities																																																											
# of Rooms 8 (Total Sqft: 1,232 )				FLOOR AREA (sqft)																																																							
	Down	Main	Up	Other																																																							
Living Room		12x10		12x12	Finished 1,232																																																						
Kitchen		14x9		13x13	Downstairs																																																						
Bedroom		10x10		12x10	Upper Level																																																						
Bedroom		11x7		10x9	Unfinished																																																						
Bathroom		4pc		4pc	Main Level																																																						
					Other																																																						
					616																																																						
					616																																																						
EXTERIOR FEATURES																																																											
					Lot Width 66																																																						
					Lot Depth 66																																																						
					Lot Acres 0.10																																																						
					Lot Size 4,356																																																						
					Lot Shape																																																						
					Parking Type Street																																																						
					Site Influences Central location, Highway Access, View - Ocean, Shopping Nearby, Sidewalk, Recreation Nearby, Marina Nearby, Can Be Rented																																																						
					Elementary																																																						
					Middle																																																						
					Secondary																																																						
					Legal Description EAST 1/2 LOT 10, BLK 7, LD 32, SEC 1, PLAN 584																																																						
					Restrictions																																																						
					Mortgage Info																																																						
					Tax Roll Number																																																						
					Listed By RE/MAX Of Nanaimo																																																						
<p>Great Investment Opportunity to own this Rental &amp; Holding Property. There are two separate homes on this property currently renting for \$750 and \$728 = \$1478. R8 zoning permits medium-density, multiple family building. Located in historic Old City zone with an ocean view, a short walk to both downtown and the waterfront, 1 block to city bus route. Please do not disturb long time tenants. Recent updates in 213 include: New shower wall surround, new laminate flooring, new baseboard heaters, new paint, new front door and some new light fixtures. 24 hours required for showings. Please drive by to view the outside prior to requesting inside showing. Data and measurements believed to be accurate. Please verify if important.</p>																																																											


		734 BIRCH STREET		MLS® 395704		
		Zone Sub Area City Sub/Complex Cross Street Property Type Style Taxes PID# Age Year Built Postal Code Zoning Zoning Jurisdiction	Zone 1- Campbell River Z1 Campbell River City CAMPBELL RIVER  Full Duplex Up & Down (Duplex) \$3,882 (2015) 002319250 Unknown  V9W 2T4 Duplex R1 A Campbell River, City of	Listing Status Title Possession	Active Freehold TENANCY	
		Current Price Sale Price Date Sold	\$274,900			
INTERIOR		STYLE		FEATURES		
Bedrooms Bathrooms Ensuite # of Fireplaces Fireplace Types Basement Type Chattels Amenities	3 2  1 Natural Gas Slab INCL: 2 FRIDGES, 2 STOVES, 1 WASHER, 1 DRYER	Exterior Finish Roof Construction Foundation Flooring	Brick & Siding Membrane Frame Yes Mixed	Insulation Fuel Heating Water Sewer	Walls: Yes Ceil: Yes Electric Baseboard Municipal Connected	
COMPLEX INFORMATION						
Strata Fee Display Suite# Fee Incl Outdoor Area Access By Shared Amenities	Units in Bldg Units Projects	Storeys Levels of Suite # Covered Parking Spaces	Laundry Air Cond.			
# of Rooms 12 (Total Sqft: 1,844 )				FLOOR AREA (sqft)		
	Down	Main	Up	Other		
Living Room	9x13	12x17			Finished Downstairs 744	
Dining Room	7x10	10x13			Unfinished Main Level 1,008	
Kitchen	9x11	10x12			Other	
Master Bedroom	9x9	10x12			EXTERIOR FEATURES	
Bedroom		8x8			Lot Width	Lot Acres 0.172
Storage	6x8	4x12			Lot Depth	Lot Size 7,492
Laundry/Uti	8x9				Lot Shape	
Bathroom	4pc	4pc			Parking Type	Open
					Site Influences	Golf Course Nearby, View - Mountain, View - Ocean, Shopping Nearby, Can Be Rented
					Elementary	CEDAR
					Middle	ECOLE
					Secondary	CARIHI
					Legal Description	LT 32 DL 73 SAYWARD DISTRICT PL 6641
					Restrictions	None
					Mortgage Info	Tax Roll Number
					Listed By	RE/MAX Check Realty
<p>Great investment property located close to downtown with shopping and schools nearby. This up and down legal duplex offers a great ocean view from the upper unit. Some updates include flooring, roof in 2005. Both units are separately metered and shared laundry downstairs. Live in the upstairs and rent the down to help pay your mortgage off sooner. Tenants pay \$1500 per month.</p>						





		681 9TH AVE		MLS® 371133	
		Zone Sub Area City Sub/Complex Cross Street Property Type Style Taxes PID# Age Year Built Postal Code Zoning Zoning Jurisdiction	Zone 1 - Campbell River Z1 Campbell River City CAMPBELL RIVER  Full Duplex Up & Down (Duplex) \$4,346 (2015) 000248185 2000 V9W 4B7 Duplex RM2 Campbell River, City of	Listing Status Title Possession	Active Freehold TENANCY
		Current Price Sale Price Date Sold		\$299,800	
INTERIOR		STYLE		FEATURES	
Bedrooms 4 Bathrooms 2 Ensuite # of Fireplaces Fireplace Types	Exterior Finish Roof Construction Foundation Flooring	Vinyl Asphalt Shingle Frame Yes Mixed	Insulation Fuel Heating Water Sewer	Walls: Yes Ceil: Yes Electric Baseboard Municipal Connected	
Basement Type Full Chattels Amenities		Bsmt Devel			
COMPLEX INFORMATION					
Strata Fee Display Suite# Fee Incl Outdoor Area Access By Shared Amenities		Units in Bldg Units Projects		Storeys Levels of Suite # Covered Parking Spaces	
Laundry Air Cond.					
# of Rooms 10 (Total Sqft: 1,830)				FLOOR AREA (sqft)	
	Down	Main	Up	Other	
Kitchen	13x15	13x15			Finished 1,830
Living Room	22x12	22x12			Downstairs 897
Master Bedroom	12x10	12x10			Upper Level
Bedroom	12x10	12x10			
Laundry/Utli	6'8x6	6'8x6			
Bathroom	4pc	4pc			
				EXTERIOR FEATURES	
				Lot Width Lot Depth Lot Shape Parking Type Site Influences	Lot Acres Lot Size 0.358 15,594
				Open Elementary Middle Secondary	
				Legal Description LT B PL 12045 DL 73 SAYWARD Restrictions Mortgage Info Listed By	
				Tax Roll Number RE/MAX Check Realty	
<p>Previous development permit on this property allowed for a phased project with 8 units. Just one of the four duplexes has been built so far so there is great potential for developers with this 0.358 acre site. The current duplex generates \$1440 month income. Each unit has 2 bedrooms and one bath with about 900 square feet per unit. A great holding property or build it out for added income.</p>					

		30 LORNE PLACE		MLS® 398890		
		Zone	Zone 4- Nanaimo	Listing Status	Active	
		Sub Area	Z4 Central Nanaimo	Title	Freehold	
		City	NANAIMO	Possession		
		Sub/Complex	Beaufort	Current Price	\$314,900	
		Cross Street	Full Duplex	Sale Price		
		Property Type	Side x Side (Duplex)	Date Sold		
		Style	\$2,894 (2015)			
		Taxes	002118611			
		PID#				
		Age				
		Year Built	1980			
		Postal Code	V9S 5G5			
		Zoning	Duplex R-4			
		Zoning Jurisdiction	Nanaimo, City of			
INTERIOR		STYLE		FEATURES		
Bedrooms	6	Exterior Finish	Aluminum	Insulation	Walls:Yes Ceil:Yes	
Bathrooms	4	Roof	Asphalt Shingle	Fuel	Electric	
Ensuite		Construction	Frame	Heating	Baseboard	
# of Fireplaces		Foundation	Yes	Water	Municipal	
Fireplace Types		Flooring	Mixed	Sewer	Connected	
Basement Type	Crawl	Bsmt Devel	None			
Chattels	INCLUDED: 2 FRIDGES, 2 STOVES, 1 WASHER, 1 DRYER					
Amenities	Thermal Windows, RV Parking, Main Level Entry					
COMPLEX INFORMATION						
Strata Fee	Units in Bldg	Stores	Laundry			
Display Suite#	Units Projects	Levels of Suite	Air Cond.			
Fee Incl		# Covered Parking Spaces				
Outdoor Area						
Access By						
Shared Amenities						
# of Rooms 12 (Total Sqft: 2,368 )			FLOOR AREA (sqft)			
	Down	Main	Up	Other		
Bathroom		2pc	4pc		Finished	
Bathroom		2pc	4pc		Downstairs	
Living Room		10'11x19'3			Upper Level	
Dining Room		11'7x6'7			1,184	
Kitchen		11'7x11'7			Unfinished	
Master Bedroom			13'4x12'5		Main Level	
Bedroom			8'11x12'2		Other	
Bedroom			8'0x10'11		1,184	
Kitchen					EXTERIOR FEATURES	
Living Room		10'11x19'3			Lot Width	Lot Acres
Dining Room		11'7x6'7			Lot Depth	0.334
Kitchen		11'7x11'7			Lot Shape	14,549
Master Bedroom			13'4x12'5		Parking Type	Open, Additional Parking
Bedroom			8'11x12'2		Site Influences	Central location, Southern Exp, Shopping Nearby, Recreation Nearby,
Bedroom			8'0x10'11			No Thru Road, Cul-de-sac, Level Lot
Kitchen					Elementary	QUARTERWAY
Living Room		10'11x19'3			Middle	
Dining Room		11'7x6'7			Secondary	WOODLANDS
Kitchen		11'7x11'7			Legal Description	LOT 32, SUBURBAN LOT 52,NEWCASTLE RESERVE, SECTION 1,
Master Bedroom			13'4x12'5			NANAIMO DISTRICT, PLAN 18612
Bedroom			8'11x12'2		Restrictions	None
Bedroom			8'0x10'11		Mortgage Info	May Assume with Qual.
					Listed By	RE/MAX Of Nanaimo
<p>This full duplex in the hospital area of Central Nanaimo has 3 bdrms and 2 bthrms on each side. This rental property has long term tenants on the left, paying \$925 a month. The right side is newly reno'd &amp; brings in the same rent. It is situated at the end of a shared driveway on a level 1/3 of an acre. It borders parkland on one side &amp; is a short walk to a local dog park &amp; tennis court. Each side offers 1184 sq ft &amp; has low maintenance aluminum siding, thermal windows &amp; decent sized master bdrms. Updates to left side include: newer kitchen &amp; hallway vinyl flooring &amp; newer kitchen countertops &amp; stamped concrete patio. Reno's to the right-new flooring, light fixtures, blinds, paint, baseboards, trim, closet &amp; bedroom doors, toilets, vanity in upper bthrm, baseboard heaters &amp; stain on deck. Lots of open parking at front. Consider this as an investor or for a young family just starting out w/ revenue stream for the other half.Photos are of right side. Msrmnts approx-vrfy if imprnt.</p>						


		1140&1144 BEAUFORT DRIVE		MLS® 395539																																																																																																																																							
		Zone	Zone 4- Nanaimo	Listing Status	Active																																																																																																																																						
		Sub Area	Z4 Central Nanaimo	Title	Freehold																																																																																																																																						
		City	NANAIMO	Possession																																																																																																																																							
		Sub/Complex	Boundary	Current Price	\$340,000																																																																																																																																						
		Cross Street	Full Duplex	Sale Price																																																																																																																																							
		Property Type	One Story (Duplex)	Date Sold																																																																																																																																							
		Style																																																																																																																																									
		Taxes	\$2,903 (2015)																																																																																																																																								
		PID#	003775801																																																																																																																																								
		Age	Unknown																																																																																																																																								
		Year Built																																																																																																																																									
		Postal Code	V8Z 3Z7																																																																																																																																								
		Zoning	Duplex RM1																																																																																																																																								
		Zoning Jurisdiction	Nanaimo, City of																																																																																																																																								
<table border="1"> <tr> <th colspan="2">INTERIOR</th> <th colspan="2">STYLE</th> <th colspan="2">FEATURES</th> </tr> <tr> <td>Bedrooms</td> <td>4</td> <td>Exterior Finish</td> <td>Wood</td> <td>Insulation</td> <td>Walls:Yes Ceil:Yes</td> </tr> <tr> <td>Bathrooms</td> <td>2</td> <td>Roof</td> <td>Asphalt Shingle</td> <td>Fuel</td> <td>Electric</td> </tr> <tr> <td>Ensuite</td> <td></td> <td>Construction</td> <td>Frame</td> <td>Heating</td> <td>Baseboard</td> </tr> <tr> <td># of Fireplaces</td> <td></td> <td>Foundation</td> <td>Yes</td> <td>Water</td> <td>Municipal</td> </tr> <tr> <td>Fireplace Types</td> <td></td> <td>Flooring</td> <td>Mixed</td> <td>Sewer</td> <td>Connected</td> </tr> <tr> <td>Basement Type</td> <td>Crawl</td> <td>Bsmt Devel</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Chattels</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Amenities</td> <td>Main Level Entry</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>						INTERIOR		STYLE		FEATURES		Bedrooms	4	Exterior Finish	Wood	Insulation	Walls:Yes Ceil:Yes	Bathrooms	2	Roof	Asphalt Shingle	Fuel	Electric	Ensuite		Construction	Frame	Heating	Baseboard	# of Fireplaces		Foundation	Yes	Water	Municipal	Fireplace Types		Flooring	Mixed	Sewer	Connected	Basement Type	Crawl	Bsmt Devel				Chattels						Amenities	Main Level Entry																																																																																				
INTERIOR		STYLE		FEATURES																																																																																																																																							
Bedrooms	4	Exterior Finish	Wood	Insulation	Walls:Yes Ceil:Yes																																																																																																																																						
Bathrooms	2	Roof	Asphalt Shingle	Fuel	Electric																																																																																																																																						
Ensuite		Construction	Frame	Heating	Baseboard																																																																																																																																						
# of Fireplaces		Foundation	Yes	Water	Municipal																																																																																																																																						
Fireplace Types		Flooring	Mixed	Sewer	Connected																																																																																																																																						
Basement Type	Crawl	Bsmt Devel																																																																																																																																									
Chattels																																																																																																																																											
Amenities	Main Level Entry																																																																																																																																										
<table border="1"> <tr> <th colspan="4">COMPLEX INFORMATION</th> </tr> <tr> <td>Strata Fee</td> <td>Units in Bldg</td> <td>Storeys</td> <td>Laundry</td> </tr> <tr> <td>Display Suite#</td> <td>Units Projects</td> <td>Levels of Suite</td> <td>Air Cond.</td> </tr> <tr> <td>Fee Incl</td> <td></td> <td># Covered Parking Spaces</td> <td></td> </tr> <tr> <td>Outdoor Area</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Access By</td> <td>Street</td> <td></td> <td></td> </tr> <tr> <td>Shared Amenities</td> <td></td> <td></td> <td></td> </tr> </table>						COMPLEX INFORMATION				Strata Fee	Units in Bldg	Storeys	Laundry	Display Suite#	Units Projects	Levels of Suite	Air Cond.	Fee Incl		# Covered Parking Spaces		Outdoor Area				Access By	Street			Shared Amenities																																																																																																													
COMPLEX INFORMATION																																																																																																																																											
Strata Fee	Units in Bldg	Storeys	Laundry																																																																																																																																								
Display Suite#	Units Projects	Levels of Suite	Air Cond.																																																																																																																																								
Fee Incl		# Covered Parking Spaces																																																																																																																																									
Outdoor Area																																																																																																																																											
Access By	Street																																																																																																																																										
Shared Amenities																																																																																																																																											
<table border="1"> <tr> <th colspan="4"># of Rooms 14 (Total Sqft: 1,870 )</th> <th colspan="4">FLOOR AREA (sqft)</th> </tr> <tr> <td></td> <td>Down</td> <td>Main</td> <td>Up</td> <td>Other</td> <td>Finished</td> <td>1,870</td> <td>Unfinished</td> </tr> <tr> <td>Living Room</td> <td></td> <td>17x13</td> <td></td> <td>17x13</td> <td>Downstairs</td> <td></td> <td>Main Level</td> </tr> <tr> <td>Dining Room</td> <td></td> <td>8x7</td> <td></td> <td>8x7</td> <td>Upper Level</td> <td></td> <td>Other</td> </tr> <tr> <td>Kitchen</td> <td></td> <td>9x8</td> <td></td> <td>9x8</td> <td colspan="3">EXTERIOR FEATURES</td> </tr> <tr> <td>Bedroom</td> <td></td> <td>12x9</td> <td></td> <td>12x9</td> <td>Lot Width</td> <td></td> <td>Lot Acres</td> </tr> <tr> <td>Bedroom</td> <td></td> <td>11x9</td> <td></td> <td>11x9</td> <td>Lot Depth</td> <td></td> <td>Lot Size</td> </tr> <tr> <td>Laundry/Uti</td> <td></td> <td>8x8</td> <td></td> <td>8x8</td> <td>Lot Shape</td> <td></td> <td></td> </tr> <tr> <td>Storage</td> <td></td> <td>6x5</td> <td></td> <td>6x5</td> <td>Parking Type</td> <td>Open</td> <td></td> </tr> <tr> <td>Bathroom</td> <td></td> <td>4pc</td> <td></td> <td>4pc</td> <td>Site Influences</td> <td colspan="2">Central location, Easy Access, Family Oriented, Shopping Nearby, Curb &amp; Gutter, Level Lot, Can Be Rented</td> </tr> <tr> <td colspan="5"></td> <td>Elementary</td> <td></td> <td></td> </tr> <tr> <td colspan="5"></td> <td>Middle</td> <td></td> <td></td> </tr> <tr> <td colspan="5"></td> <td>Secondary</td> <td>WOODLANDS</td> <td></td> </tr> <tr> <td colspan="5"></td> <td>Legal Description</td> <td colspan="2">PLAN VIP 18612 LT 59 LD 97G LDIST 32 SEC 1</td> </tr> <tr> <td colspan="5"></td> <td>Restrictions</td> <td></td> <td></td> </tr> <tr> <td colspan="5"></td> <td>Mortgage Info</td> <td></td> <td>Tax Roll Number</td> </tr> <tr> <td colspan="5"></td> <td>Listed By</td> <td colspan="2">Royal LePage Nanaimo Realty (NanIsHwyN)</td> </tr> </table>				# of Rooms 14 (Total Sqft: 1,870 )				FLOOR AREA (sqft)					Down	Main	Up	Other	Finished	1,870	Unfinished	Living Room		17x13		17x13	Downstairs		Main Level	Dining Room		8x7		8x7	Upper Level		Other	Kitchen		9x8		9x8	EXTERIOR FEATURES			Bedroom		12x9		12x9	Lot Width		Lot Acres	Bedroom		11x9		11x9	Lot Depth		Lot Size	Laundry/Uti		8x8		8x8	Lot Shape			Storage		6x5		6x5	Parking Type	Open		Bathroom		4pc		4pc	Site Influences	Central location, Easy Access, Family Oriented, Shopping Nearby, Curb & Gutter, Level Lot, Can Be Rented							Elementary								Middle								Secondary	WOODLANDS							Legal Description	PLAN VIP 18612 LT 59 LD 97G LDIST 32 SEC 1							Restrictions								Mortgage Info		Tax Roll Number						Listed By	Royal LePage Nanaimo Realty (NanIsHwyN)	
# of Rooms 14 (Total Sqft: 1,870 )				FLOOR AREA (sqft)																																																																																																																																							
	Down	Main	Up	Other	Finished	1,870	Unfinished																																																																																																																																				
Living Room		17x13		17x13	Downstairs		Main Level																																																																																																																																				
Dining Room		8x7		8x7	Upper Level		Other																																																																																																																																				
Kitchen		9x8		9x8	EXTERIOR FEATURES																																																																																																																																						
Bedroom		12x9		12x9	Lot Width		Lot Acres																																																																																																																																				
Bedroom		11x9		11x9	Lot Depth		Lot Size																																																																																																																																				
Laundry/Uti		8x8		8x8	Lot Shape																																																																																																																																						
Storage		6x5		6x5	Parking Type	Open																																																																																																																																					
Bathroom		4pc		4pc	Site Influences	Central location, Easy Access, Family Oriented, Shopping Nearby, Curb & Gutter, Level Lot, Can Be Rented																																																																																																																																					
					Elementary																																																																																																																																						
					Middle																																																																																																																																						
					Secondary	WOODLANDS																																																																																																																																					
					Legal Description	PLAN VIP 18612 LT 59 LD 97G LDIST 32 SEC 1																																																																																																																																					
					Restrictions																																																																																																																																						
					Mortgage Info		Tax Roll Number																																																																																																																																				
					Listed By	Royal LePage Nanaimo Realty (NanIsHwyN)																																																																																																																																					
<p>Great long-term investment property, with consistent rental history and featuring: new gutter, new downspout, new windows, new siding, new perimeter drain, resealed foundation with waterproofing new waterline from water meter to house, new ventilation around crawlspace, new bathroom fans for both sides, new interior and exterior paint, new flooring, new hot water tank for both sides, new kitchen for both sides, and new front door on both sides. Each side rents for \$900 plus utilities, for \$1800 monthly total. City street improvements are ongoing, adding to curb appeal and value when done. All measurements are approximate and should be verified if important.</p>																																																																																																																																											

	236 VICTORIA ROAD		MLS® 397848	
	Zone	Zone 4- Nanaimo	Listing Status	Active
	Sub Area	Z4 South Nanaimo	Title	Freehold
	City	NANAIMO	Possession	TENANCY
	Sub/Complex			
	Cross Street			
	Property Type	Full Duplex		
	Style	Up & Down (Duplex)		
	Taxes	\$2,230 (2014)	Current Price	\$349,000
	PID#	000120049	Sale Price	
	Age	Renovated	Date Sold	
	Year Built			
	Postal Code	V9R 4P8		
	Zoning	Multi-Family R14		
	Zoning Jurisdiction	Nanaimo, City of		
INTERIOR		STYLE		FEATURES
Bedrooms	4	Exterior Finish	Vinyl	Insulation
Bathrooms	2	Roof	Asphalt Shingle	Fuel
Ensuite		Construction	Frame	Heating
# of Fireplaces		Foundation	Yes	Water
Fireplace Types		Flooring	Mixed	Sewer
Basement Type	Crawl	Bsmt Devel	None	Walls:Unk Ceil:Unk
Chattels	INCL: TWO FRIDGES, TWO STOVES, 2 WASHER/DRYER			
Amenities	Main Level Entry, Fully Fenced			
COMPLEX INFORMATION				
Strata Fee	Units in Bldg	Stores	Laundry	
Display Suite#	Units Projects	Levels of Suite	Air Cond.	
Fee Incl		# Covered Parking Spaces	1	
Outdoor Area				
Access By	Street			
Shared Amenities				
# of Rooms 13 (Total Sqft: 1,800 )				FLOOR AREA (sqft)
	Down	Main	Up	Other
Entrance			14'5x9	
Living Room		16'6x9	14'9x14'9	
Bedroom		8'10x14	12x9'3	
Bedroom		9x14	9'9x14	
Kitchen		11x11'4	12x17	
Dining Room		9x9'9		
Other		9'6x6		
Bedroom				
Laundry/Uti		9x7'6		
Garage		12x34		
Bathroom		4pc	3pc	
				Finished 1,800
				Unfinished
				Downstairs
				Upper Level
				900
				Main Level
				Other
				900
EXTERIOR FEATURES				
Lot Width 71				
Lot Depth 83				
Lot Acres 0.1353				
Lot Shape				
Lot Size 5,893				
Parking Type Garage - Single				
Site Influences Central location, Easy Access, View - Ocean, Shopping Nearby				
Elementary				
Middle				
Secondary BARSBY				
Legal Description SEC B OF LT 3 BLK U SEC 1 NANAIMO DISTRICT PL 584				
Restrictions				
Mortgage Info Must be Paid Off				
Listed By Sutton Group-West Coast Realty (Nan)				
Tax Rol Number				
Very interesting property. Zoned 4plex. There is already an up and down duplex on the property that is in sweet condition. Mostly all updated, fresh, clean and newly decorated. There is space on the property to build another building.				


	1720 KERRISDALE ROAD				MLS® 399321			
	Zone		Zone 4- Nanaimo		Listing Status		Active	
	Sub Area		Z4 Central Nanaimo		Title		Freehold	
City		NANAIMO		Possession		TENANCY		
Sub/Complex		MADSEN		Current Price		\$349,500		
Cross Street		Full Duplex		Sale Price				
Property Type		Up & Down (Duplex)		Date Sold				
Style								
Taxes		\$2,401 (2015)						
PID#		005685052						
Age		Unknown						
Year Built								
Postal Code		Duplex C4						
Zoning		Nanaimo, City of						
Zoning Jurisdiction								
INTERIOR				STYLE		FEATURES		
Bedrooms	6	Exterior Finish	Stucco	Insulation	Walls: Yes	Ceil: Yes		
Bathrooms	2	Roof	Asphalt Shingle	Fuel	Electric			
Ensuite		Construction	Frame	Heating	Baseboard			
# of Fireplaces	2	Foundation	Yes	Water	Municipal			
Fireplace Types	Wood	Flooring	Mixed	Sewer	Connected			
Basement Type	Slab	Bsmt Devel	Suite					
Chattels								
Amenities	Additional Accom., Garden Area, RV Parking							
COMPLEX INFORMATION								
Strata Fee	Units in Bldg	Stores	Laundry					
Display Suite#	Units Projects	Levels of Suite	Air Cond.					
Fee Incl		# Covered Parking Spaces						
Outdoor Area								
Access By								
Shared Amenities								
# of Rooms 11 (Total Sqft: 2,260 )				FLOOR AREA (sqft)				
	Down	Main	Up	Other	Finished	Unfinished		
Living Room	14'6x14'6	17x17			Downstairs	Main Level	1,170	
Dining Room		10x7'6			Upper Level	Other		
Kitchen	11'6x10	11'8x9'8			EXTERIOR FEATURES			
Master Bedroom		13'6x9'8			Lot Width	70	Lot Acres	
Bedroom	12'6x10	13x9'9			Lot Depth	140	Lot Size	
Bedroom	11x11	13x11'3			Lot Shape			
Bedroom	11x10				Parking Type			
Bathroom		4pc			Site Influences	Central location, Private Setting, No Thru Road, Can Be Rented		
Bathroom		4pc			Elementary	QUARTERWAY		
					Middle			
					Secondary			
					Legal Description	LT 15 SEC 15 RGE 8 MOUNTAIN DISTRICT PL 7272		
					Restrictions			
					Mortgage Info	Tax Roll Number		
					Listed By	Realty Executives Mid-Island		
Legal Duplex Close to schools, bus stop & shopping. 3 Bedrooms in each unit. Locates on a quiet street with large backyard, This property has C4 Zonning. The existing building could be converted for commercial/office/retail use. Come and view this interesting property today!								


	8755 CENTRAL STREET				MLS® 388602						
	Zone		Zone 7- North Island		Listing Status		Active				
	Sub Area		Z7 Port Hardy		Title		Freehold				
City		PORT HARDY		Possession		TENANCY					
Sub/Complex											
Cross Street											
Property Type		Full Duplex									
Style		Side x Side (Duplex)									
Taxes		\$2,731		Current Price		\$359,000					
PID#		017752361		Sale Price							
Age				Date Sold							
Year Built		1960									
Postal Code		VON 2P0									
Zoning		Duplex RM1									
Zoning Jurisdiction		Port Hardy, District of									
INTERIOR				STYLE				FEATURES			
Bedrooms		7		Exterior Finish		Wood		Insulation		Walls:Unk Ceil:Unk	
Bathrooms		4		Roof		Asphalt Shingle		Fuel		Electric	
Ensuite				Construction		Frame		Heating		Baseboard	
# of Fireplaces				Foundation		Yes		Water		Municipal	
Fireplace Types				Flooring		Wall to Wall Carpet, Laminate		Sewer		Connected	
Basement Type		Crawl		Bsmt Devel		Fully Finished					
Chattels		INCL: 4 FRIDGES, 4 STOVES, 4 WASHERS & 4 DRYERS, WINDOW COVERINGS									
Amenities		Additional Accom., Wkshop-Detached									
COMPLEX INFORMATION											
Strata Fee		Units in Bldg		Storeys		Laundry					
Display Suite#		Units Projects		Levels of Suite		Air Cond.					
Fee Incl				# Covered Parking Spaces							
Outdoor Area											
Access By		Street									
Shared Amenities											
# of Rooms 17 (Total Sqft: 3,520 )					FLOOR AREA (sqft)						
	Down	Main	Up	Other	Finished	3,520	Unfinished				
Living Room	11x18	11x18		10x8	Downstairs	1,760	Main Level		1,760		
Kitchen	8x14	8x14		8x7	Upper Level		Other		448		
Master Bedroom		12x11		9x9	EXTERIOR FEATURES						
Bedroom	9x11	12x11			Lot Width	100	Lot Acres		0.253		
Bedroom	9x11	12x10			Lot Depth	110	Lot Size		11,021		
Living Room	28x18	11x18			Lot Shape						
Kitchen	8x14	8x14			Parking Type	Street					
Bedroom		11x10			Site Influences	Easy Access, View - Ocean, Marina Nearby, Pets Allowed, Can Be Rented					
Bathroom	4pc	4pc		4pc	Elementary						
Bathroom		4pc			Middle						
					Secondary						
					Legal Description LT A PL 2178 BLK 1 DL 49 SEC 36 TWP 9						
					Restrictions Unknown						
					Mortgage Info No Fin. Encumbrances Tax Roll Number						
					Listed By SUTTON GRP WEST COAST (VAN CAM)						
<p>Excellent investment property located right in downtown of Port Hardy! You won't find a better return in Port Hardy than this RM-1 zoned 4 plex and detached cottage and garage/workshop. Potential \$3,500 monthly revenue. All 6 units are all on their own hydro meters. Approximately 768 sqft with 2 bedrooms, 4 piece bath, kitchen, living room, storage &amp; laundry for each 3 units in 4 plex. Detached cottage is approx 448 sqft and has 1 bedroom, kitchen, living room, 3 piece bath laundry. Each unit comes with fridge, stove, washer and dryer. The heated and wired garage/shop is approximately 820 sqft with newer roof replaced in 2006. The property has been upgraded in past 8 years with engineered hardwood floorings, carpets, kitchen, doors, closets, baseboard and casings, bathrooms, exterior deck, stairs &amp; landings, paint &amp; much more...just walking distance to Port Hardy's beautiful ocean front sea walk from this ocean view home. Do not miss it! For viewing call 250-900-8896.</p>											



	30 ROBARTS STREET		MLS® 398488	
	Zone Sub Area City Sub/Complex Cross Street Property Type Style Taxes PID# Age Year Built Postal Code Zoning Zoning Jurisdiction	Zone 4- Nanaimo Z4 Old City NANAIMO  Triplex 2 Storey-Main Lev Ent \$2,054 (2015) 008851131 Unknown  V9R 2S4 Other DT 9 Nanaimo, City of	Listing Status Title Possession	Active Freehold TENANCY
		Current Price Sale Price Date Sold	\$364,500	
INTERIOR		STYLE		FEATURES
Bedrooms Bathrooms Ensuite # of Fireplaces Fireplace Types	4 1	Exterior Finish Roof Construction Foundation Flooring	Wood Asphalt Shingle Frame Yes Mixed	Insulation Fuel Heating Water Sewer
Basement Type Chattels Amenities	Full  Additional Accom., Wheelchair Access, Fully Fenced	Bsmt Devel	Fully Finished	Walls:Yes Ceil:Yes Electric Baseboard Municipal Connected
COMPLEX INFORMATION				
Strata Fee Display Suite# Fee Incl Outdoor Area Access By Shared Amenities	Units in Bldg Units Projects	Stores Levels of Suite # Covered Parking Spaces	Laundry Air Cond.	
# of Rooms 9 (Total Sqft: 2,700 )		FLOOR AREA (sqft)		
	Down Entrance Entrance Kitchen Bedroom Bedroom Bathroom	Main 13x14 14x13 14x11 13x11 11x11 3pc	Up 7x6 14x10	Other
		Finished Downstairs Upper Level	1,000 500	Unfinished Main Level Other
		EXTERIOR FEATURES		
		Lot Width Lot Depth Lot Shape Parking Type Site Influences	Open Easy Access, Shopping Nearby, Recreation Nearby	Lot Acres Lot Size 0.07 3,049
		Elementary Middle Secondary		
		Legal Description LT ELY 46 FT OF LT 21 PL 584 BLK 15 SEC 1 NANAIMO Restrictions Unknown Mortgage Info See Remarks Listed By RE/MAX Ocean Pointe Realty		
OCEAN VIEW revenue property. This home has 3 levels. Main floor 2 bedroom suite rented for \$1000.00 per month. Upper 1 large 1 bedroom \$750.00 per month. Lower level at ground has 4 student rooms at \$460.00 per month, common kitchen. Property is fully sprinklered for fire protection, many recent improvements included; all new bathrooms & plumbing, new front stairs & rear deck, newer roof and all work was done as required with City of Nanaimo permits. Owner pays heat, lighting and student cable, hydro is equalized at \$410 a month. seldom ever vacant, close to downtown bus route to University. Gross revenue \$3,590.00 per month.				

		1188-1190 STUART PLACE		MLS® 398595																																																							
		Zone	Zone 3- Duncan	Listing Status	Active																																																						
		Sub Area	Z3 Ladysmith	Title	Freehold/Strata																																																						
City		LADYSMITH	Possession																																																								
Sub/Complex		Brown Drive	Current Price	\$379,900																																																							
Cross Street		Full Duplex	Sale Price																																																								
Property Type		Side x Side (Duplex)	Date Sold																																																								
Style		\$4,204 (2015)																																																									
Taxes		027558843																																																									
PID#																																																											
Age		1980																																																									
Year Built		V9G 1P4																																																									
Postal Code		Single Family R2																																																									
Zoning		Ladysmith, Town of																																																									
Zoning Jurisdiction																																																											
<table border="1"> <tr> <th colspan="2">INTERIOR</th> <th colspan="2">STYLE</th> <th colspan="2">FEATURES</th> </tr> <tr> <td>Bedrooms</td> <td>6</td> <td>Exterior Finish</td> <td>Stucco &amp; Siding</td> <td>Insulation</td> <td>Walls: Yes Ceil: Yes</td> </tr> <tr> <td>Bathrooms</td> <td>4</td> <td>Roof</td> <td>Asphalt Shingle</td> <td>Fuel</td> <td>Electric</td> </tr> <tr> <td>Ensuite</td> <td></td> <td>Construction</td> <td>Frame</td> <td>Heating</td> <td>Baseboard</td> </tr> <tr> <td># of Fireplaces</td> <td></td> <td>Foundation</td> <td>Yes</td> <td>Water</td> <td>Municipal</td> </tr> <tr> <td>Fireplace Types</td> <td></td> <td>Flooring</td> <td>Mixed</td> <td>Sewer</td> <td>Connected</td> </tr> <tr> <td>Basement Type</td> <td>Bsmt Devel</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Chattels</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Amenities</td> <td colspan="5">Garden Area, Main Level Entry, Fully Fenced</td> </tr> </table>						INTERIOR		STYLE		FEATURES		Bedrooms	6	Exterior Finish	Stucco & Siding	Insulation	Walls: Yes Ceil: Yes	Bathrooms	4	Roof	Asphalt Shingle	Fuel	Electric	Ensuite		Construction	Frame	Heating	Baseboard	# of Fireplaces		Foundation	Yes	Water	Municipal	Fireplace Types		Flooring	Mixed	Sewer	Connected	Basement Type	Bsmt Devel					Chattels						Amenities	Garden Area, Main Level Entry, Fully Fenced				
INTERIOR		STYLE		FEATURES																																																							
Bedrooms	6	Exterior Finish	Stucco & Siding	Insulation	Walls: Yes Ceil: Yes																																																						
Bathrooms	4	Roof	Asphalt Shingle	Fuel	Electric																																																						
Ensuite		Construction	Frame	Heating	Baseboard																																																						
# of Fireplaces		Foundation	Yes	Water	Municipal																																																						
Fireplace Types		Flooring	Mixed	Sewer	Connected																																																						
Basement Type	Bsmt Devel																																																										
Chattels																																																											
Amenities	Garden Area, Main Level Entry, Fully Fenced																																																										
<table border="1"> <tr> <th colspan="4">COMPLEX INFORMATION</th> </tr> <tr> <td>Strata Fee</td> <td>Units in Bldg</td> <td>Storeys</td> <td>Laundry</td> </tr> <tr> <td>Display Suite#</td> <td>Units Projects</td> <td>Levels of Suite</td> <td>Air Cond.</td> </tr> <tr> <td>Fee Incl</td> <td></td> <td># Covered Parking Spaces</td> <td></td> </tr> <tr> <td>Outdoor Area</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Access By</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Shared Amenities</td> <td></td> <td></td> <td></td> </tr> </table>						COMPLEX INFORMATION				Strata Fee	Units in Bldg	Storeys	Laundry	Display Suite#	Units Projects	Levels of Suite	Air Cond.	Fee Incl		# Covered Parking Spaces		Outdoor Area				Access By				Shared Amenities																													
COMPLEX INFORMATION																																																											
Strata Fee	Units in Bldg	Storeys	Laundry																																																								
Display Suite#	Units Projects	Levels of Suite	Air Cond.																																																								
Fee Incl		# Covered Parking Spaces																																																									
Outdoor Area																																																											
Access By																																																											
Shared Amenities																																																											
# of Rooms 12 (Total Sqft: 2,530)				FLOOR AREA (sqft)																																																							
	Down	Main	Up	Other																																																							
Living Room		15x13			Finished																																																						
Dining Room		10x10			Downstairs																																																						
Kitchen		10x10			Upper Level																																																						
Master Bedroom			16x13		1,280																																																						
Bedroom			11x8		Unfinished																																																						
Living Room		15x13			Main Level																																																						
Bedroom			12x9		Other																																																						
Dining Room		10x10			1,250																																																						
Kitchen		10x10																																																									
Master Bedroom			16x13		EXTERIOR FEATURES																																																						
Bedroom			11x8		Lot Width	Lot Acres																																																					
Bedroom			12x9		Lot Depth	Lot Size																																																					
Bathroom		2pc	4pc		Lot Shape																																																						
Bathroom		2pc	4pc		Parking Type	Open																																																					
					Site Influences	Central location, Shopping Nearby, Recreation Nearby, Cul-de-sac, Level Lot																																																					
					Elementary																																																						
					Middle																																																						
					Secondary																																																						
					Legal Description	SL A & B, DL 96, OYSTER, SP VIS6604, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENT. AS SHOWN ON FORM V																																																					
					Restrictions																																																						
					Mortgage Info	Must be Paid Off																																																					
					Listed By	Royal LePage Nanaimo Realty Ladysmith																																																					
<p>Great condition, great interest rates, great area all add up to a great investment opportunity. Major recent renovations including kitchens, floors, lighting, appliances plus lots of interior &amp; exterior work (including new roof 2012). Each side features 3 bedrooms &amp; 2 bathrooms, lovely fireplaces and fenced yard. Close to schools, recreation, parks and trails. Twenty minutes to Nanaimo or Duncan, 10 minutes to airport. Rental demand is way up and real estate prices are projected to rise. Good time to get in on a nice duplex!!</p>																																																											

		93 & 95 SOUTH SHORE ROAD		MLS® 383003																																																							
		Zone	Zone 3- Duncan	Listing Status	Active																																																						
		Sub Area	Z3 Lake Cowichan	Title	Freehold																																																						
		City	LAKE COWICHAN	Possession	TENANCY																																																						
		Sub/Complex																																																									
		Cross Street																																																									
		Property Type	Full Duplex																																																								
		Style	Up & Down (Duplex)																																																								
		Taxes	\$4,120 (2012)	Current Price	\$389,000																																																						
		PID#	007655631	Sale Price																																																							
		Age	Unknown	Date Sold																																																							
		Year Built																																																									
		Postal Code	VOR 2G0																																																								
		Zoning	Commercial C-3																																																								
		Zoning Jurisdiction	Lake Cowichan, Town of																																																								
<table border="1"> <tr> <th colspan="2">INTERIOR</th> <th colspan="2">STYLE</th> <th colspan="2">FEATURES</th> </tr> <tr> <td>Bedrooms</td> <td>4</td> <td>Exterior Finish</td> <td>Wood</td> <td>Insulation</td> <td>Walls:Unk Ceil:Unk</td> </tr> <tr> <td>Bathrooms</td> <td>4</td> <td>Roof</td> <td>Asphalt Shingle</td> <td>Fuel</td> <td>Mixed</td> </tr> <tr> <td>Ensuite</td> <td></td> <td>Construction</td> <td>Frame</td> <td>Heating</td> <td>Forced Air</td> </tr> <tr> <td># of Fireplaces</td> <td></td> <td>Foundation</td> <td>Yes</td> <td>Water</td> <td>Municipal</td> </tr> <tr> <td>Fireplace Types</td> <td></td> <td>Flooring</td> <td>Mixed</td> <td>Sewer</td> <td>Connected</td> </tr> <tr> <td>Basement Type</td> <td>Full</td> <td>Bsmt Devel</td> <td>Fully Finished</td> <td></td> <td></td> </tr> <tr> <td>Chattels</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Amenities</td> <td colspan="5">Additional Accom., Garden Area</td> </tr> </table>						INTERIOR		STYLE		FEATURES		Bedrooms	4	Exterior Finish	Wood	Insulation	Walls:Unk Ceil:Unk	Bathrooms	4	Roof	Asphalt Shingle	Fuel	Mixed	Ensuite		Construction	Frame	Heating	Forced Air	# of Fireplaces		Foundation	Yes	Water	Municipal	Fireplace Types		Flooring	Mixed	Sewer	Connected	Basement Type	Full	Bsmt Devel	Fully Finished			Chattels						Amenities	Additional Accom., Garden Area				
INTERIOR		STYLE		FEATURES																																																							
Bedrooms	4	Exterior Finish	Wood	Insulation	Walls:Unk Ceil:Unk																																																						
Bathrooms	4	Roof	Asphalt Shingle	Fuel	Mixed																																																						
Ensuite		Construction	Frame	Heating	Forced Air																																																						
# of Fireplaces		Foundation	Yes	Water	Municipal																																																						
Fireplace Types		Flooring	Mixed	Sewer	Connected																																																						
Basement Type	Full	Bsmt Devel	Fully Finished																																																								
Chattels																																																											
Amenities	Additional Accom., Garden Area																																																										
<table border="1"> <tr> <th colspan="4">COMPLEX INFORMATION</th> </tr> <tr> <td>Strata Fee</td> <td>Units in Bldg</td> <td>Storeys</td> <td>Laundry</td> </tr> <tr> <td>Display Suite#</td> <td>Units Projects</td> <td>Levels of Suite</td> <td>Air Cond.</td> </tr> <tr> <td>Fee Incl</td> <td></td> <td># Covered Parking Spaces</td> <td></td> </tr> <tr> <td>Outdoor Area</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Access By</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Shared Amenities</td> <td></td> <td></td> <td></td> </tr> </table>						COMPLEX INFORMATION				Strata Fee	Units in Bldg	Storeys	Laundry	Display Suite#	Units Projects	Levels of Suite	Air Cond.	Fee Incl		# Covered Parking Spaces		Outdoor Area				Access By				Shared Amenities																													
COMPLEX INFORMATION																																																											
Strata Fee	Units in Bldg	Storeys	Laundry																																																								
Display Suite#	Units Projects	Levels of Suite	Air Cond.																																																								
Fee Incl		# Covered Parking Spaces																																																									
Outdoor Area																																																											
Access By																																																											
Shared Amenities																																																											
# of Rooms 9 (Total Sqft: 3,124 )				FLOOR AREA (sqft)																																																							
	Down	Main	Up	Other																																																							
Kitchen	30x23	15x12			Finished 3,124																																																						
Living Room		18x13			Downstairs 720																																																						
Master Bedroom		12x13			Upper Level 700																																																						
Bedroom	10x10		9x14		EXTERIOR FEATURES																																																						
Bedroom			11x11		Lot Width	30																																																					
Den		6x6	12x6		Lot Depth	150																																																					
Bathroom	4pc	4pc	2pc		Lot Shape																																																						
Bathroom		2pc			Lot Acres	0.1033																																																					
					Lot Size	4,500																																																					
					Parking Type	Other																																																					
					Site Influences	Central location, Golf Course Nearby, View - Lake, View - Mountain, View - River, Waterfront River/Crk, Marina Nearby																																																					
					Elementary																																																						
					Middle																																																						
					Secondary																																																						
					Legal Description	LT 3 PLAN 1231 EXCEPT PARCEL A (DD 3874871) THEREOF BLK 4 DL 12 COWICHAN LAKE DISTRICT																																																					
					Restrictions																																																						
					Mortgage Info																																																						
					Listed By	RE/MAX of Lake Cowichan																																																					
<p>Live, work and play in this commercial/residential/recreational downtown Riverfront building. The storefront offers 450 square feet of space with office, reception and bathroom on main Street. Cozy 3+ bedroom house with wood floors and lake view in middle plus cute 1 bedroom condo down plus dock takes you out to 30 feet of waterfront brings 28 km of lake to your door step. Could easily produce \$2400 per month income, or could be a great get-away spot for you plus a space for your business plus a guest suite that you could rent out by the week. The zoning allows for hotel, licensed beverage room, retail, restaurant, campground, single family residence &amp; professional office. Good variety of opportunity.</p>																																																											

		4787 ROXANNE DRIVE		MLS® 385333		
		Zone	Zone 4- Nanaimo		Listing Status	Active
		Sub Area	Z4 North Nanaimo		Title	Freehold
		City	NANAIMO		Possession	TENANCY
Sub/Complex		Property Type	Full Duplex			
Cross Street		Style	Side x Side (Duplex)			
Taxes		PID#	\$3,181 (2012)	Current Price	\$399,900	
Age		Year Built	002917017	Sale Price		
Postal Code		V9T 5C1		Date Sold		
Zoning		Duplex RES				
Zoning Jurisdiction		Nanaimo, City of				


INTERIOR		STYLE		FEATURES	
Bedrooms	6	Exterior Finish	Vinyl	Insulation	Walls:Unk Ceil:Unk
Bathrooms	2	Roof		Fuel	Electric
Ensuite		Construction	Frame	Heating	Baseboard
# of Fireplaces		Foundation	Yes	Water	Municipal
Fireplace Types		Flooring	Mixed	Sewer	Connected
Basement Type		Bsmt Devel			
Chattels					
Amenities		Additional Accom.			

COMPLEX INFORMATION			
Strata Fee	Units in Bldg	Storeys	Laundry
Display Suite#	Units Projects	Levels of Suite	Air Cond.
Fee Incl		# Covered Parking Spaces	
Outdoor Area			
Access By			
Shared Amenities			


# of Rooms 12 (Total Sqft: 2,350 )					FLOOR AREA (sqft)		
	Down	Main	Up	Other	Finished	Unfinished	
Living Room		17x17'10			Downstairs	Main Level	1,175
Dining Room		11'3x11'4			Upper Level	Other	
Kitchen		9'4x10'11			EXTERIOR FEATURES		
Master Bedroom			12x16		Lot Width	Lot Acres	0.3212
Bedroom			13x8'6		Lot Depth	Lot Size	13,992
Bedroom			14x9		Lot Shape		
Living Room		17x17'10			Parking Type		
Dining Room		11'3x11'4			Site Influences		
Kitchen		9'4x10'4			Elementary		
Master Bedroom			16x12		Middle		
Bedroom			13x8'6		Secondary		
Bedroom			14x9		Legal Description LT 36 PL 25430 DL 55 LD 58		
Bathroom			4pc		Restrictions		
Bathroom			4pc		Mortgage Info	Tax Rol Number	
					Listed By	Sutton Group-West Coast Realty (Nan)	

Full side by side duplex. Fantastic North Nanaimo location near Pipers Lagoon and Neck Point Park & Rocky Point area. Each side has 3 large bedrooms. Large 4 piece bathroom, bright open living & dining rooms. Newer modern kitchen, newer laminate & carpet. Plenty of storage, in-unit laundry. Many recent upgrades on both sides. Large private park like lot. Good parking. Close to bus route & services at Piper's including liquor store & pub. good rental income. Great price!!


		1811 NORTHFIELD ROAD		MLS® 400075	
		Zone	Zone 4- Nanaimo	Listing Status	Active
		Sub Area	Z4 Central Nanaimo	Title	Freehold
		City	NANAIMO	Possession	TENANCY
		Sub/Complex			
		Cross Street	MCGARRIGLE ROAD		
		Property Type	Full Duplex		
		Style	Side x Side (Duplex)	Current Price	\$419,900
		Taxes		Sale Price	
		PID#	001453700	Date Sold	
		Age	Unknown		
		Year Built			
		Postal Code	V9S 3B3		
		Zoning	Duplex RM1		
		Zoning Jurisdiction	Nanaimo, City of		
INTERIOR		STYLE		FEATURES	
Bedrooms	3	Exterior Finish	Stucco & Siding	Insulation	Walls: Yes Ceil: Yes
Bathrooms	2	Roof	Asphalt Shingle	Fuel	Electric
Ensuite		Construction	Frame	Heating	Baseboard
# of Fireplaces		Foundation	Yes	Water	Municipal
Fireplace Types		Flooring	Mixed	Sewer	Connected
Basement Type	Full	Bsmt Devel	Fully Finished		
Chattels	INCL: ALL WINDOW COVERINGS, FRIDGE, STOVE, WASHER, DRYER EACH SIDE				
Amenities	Thermal Windows, RV Parking				
COMPLEX INFORMATION					
Strata Fee	Units in Bldg	Stores	Laundry		
Display Suite#	Units Projects	Levels of Suite	Air Cond.		
Fee Incl		# Covered Parking Spaces			
Outdoor Area					
Access By					
Shared Amenities					
# of Rooms 5 (Total Sqft: 2,636 )			FLOOR AREA (sqft)		
	Down	Main	Up	Other	
Bedroom	11'10x15'9	11'10x9			Finished 2,636
Bedroom		11'8x9			Downstairs 1,040
Kitchen		10'2x11'4			Upper Level
Living Room		12'6x18'6			Unfinished
Bathroom	3pc	4pc			Main Level 1,596
					Other
			EXTERIOR FEATURES		
			Lot Width	80	Lot Acres
			Lot Depth	160	Lot Size
			Lot Shape	REGULAR	
			Parking Type	Carport - Single	
			Site Influences	Central location, Easy Access, Southern Exp, Shopping Nearby, Level Lot, Can Be Rented	
			Elementary	FOREST PARK	
			Middle		
			Secondary	WOODLANDS	
			Legal Description	LT 1 SEC 17 RGE 8 MOUNTAIN DISTRICT PL 28896	
			Restrictions		
			Mortgage Info	Must be Paid Off	Tax Roll Number
			Listed By	Realty Executives Mid-Island	
<p>Centrally located whole duplexes nestled on an large level lot (80x160) with private treed back yard; located near schools, shopping malls, hospital, bus route and easy access to BC Ferry Departure Bay Terminals and both Island Highways. Each side offerS 1,318 sqft, a living room, kitchen with eating area, 2 bedrooms and a 4 piece bathroom on the main floor. A large 3rd bedroom, 3 piece bath and laundry room located in the ground level. There is a full length front balcony &amp; a 10' x 10' front storage room down. Each side has a single carport plus ample space for RV parking. Recent improvements are a whole new roof in May 2014, new laminate floors &amp; window blinds in June, 2014. Recently, just half block up from the duplexes on the same sided of street, a large property has been rezoned and been approved for a big care home facility and construction has been started. This is good holding property &amp; the location is great for future development. Both units are \$1,100 per month.</p>					

		2479 ROSSTOWN ROAD		MLS® 397214																																																																																																																						
		Zone	Zone 4- Nanaimo	Listing Status	Active																																																																																																																					
		Sub Area	Z4 Diver Lake	Title	Freehold/Strata																																																																																																																					
		City	NANAIMO	Possession	TENANCY																																																																																																																					
		Sub/Complex																																																																																																																								
		Cross Street																																																																																																																								
		Property Type	Full Duplex																																																																																																																							
		Style	Side x Side (Duplex)																																																																																																																							
		Taxes		Current Price	\$429,000																																																																																																																					
		PID#	000248096	Sale Price																																																																																																																						
		Age	Renovated	Date Sold																																																																																																																						
		Year Built																																																																																																																								
		Postal Code	V9T 3K7																																																																																																																							
		Zoning	Duplex RM1																																																																																																																							
		Zoning Jurisdiction	Nanaimo, City of																																																																																																																							
<table border="1"> <tr> <th colspan="2">INTERIOR</th> <th colspan="2">STYLE</th> <th colspan="2">FEATURES</th> </tr> <tr> <td>Bedrooms</td> <td>6</td> <td>Exterior Finish</td> <td>Stucco &amp; Siding</td> <td>Insulation</td> <td>Walls: Yes Ceil: Yes</td> </tr> <tr> <td>Bathrooms</td> <td>4</td> <td>Roof</td> <td>Asphalt Shingle</td> <td>Fuel</td> <td>Electric</td> </tr> <tr> <td>Ensuite</td> <td></td> <td>Construction</td> <td>Frame</td> <td>Heating</td> <td>Baseboard</td> </tr> <tr> <td># of Fireplaces</td> <td>1</td> <td>Foundation</td> <td>Yes</td> <td>Water</td> <td>Municipal</td> </tr> <tr> <td>Fireplace Types</td> <td>Wood</td> <td>Flooring</td> <td>Laminate, Ceramic Tile</td> <td>Sewer</td> <td>Connected</td> </tr> <tr> <td>Basement Type</td> <td></td> <td>Bsmt Devel</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Chattels</td> <td colspan="5">INCL: 2 FRIDGES, 2 STOVES.</td> </tr> <tr> <td>Amenities</td> <td colspan="5">Thermal Windows, RV Parking, Main Level Entry, Fully Fenced</td> </tr> </table>						INTERIOR		STYLE		FEATURES		Bedrooms	6	Exterior Finish	Stucco & Siding	Insulation	Walls: Yes Ceil: Yes	Bathrooms	4	Roof	Asphalt Shingle	Fuel	Electric	Ensuite		Construction	Frame	Heating	Baseboard	# of Fireplaces	1	Foundation	Yes	Water	Municipal	Fireplace Types	Wood	Flooring	Laminate, Ceramic Tile	Sewer	Connected	Basement Type		Bsmt Devel				Chattels	INCL: 2 FRIDGES, 2 STOVES.					Amenities	Thermal Windows, RV Parking, Main Level Entry, Fully Fenced																																																																			
INTERIOR		STYLE		FEATURES																																																																																																																						
Bedrooms	6	Exterior Finish	Stucco & Siding	Insulation	Walls: Yes Ceil: Yes																																																																																																																					
Bathrooms	4	Roof	Asphalt Shingle	Fuel	Electric																																																																																																																					
Ensuite		Construction	Frame	Heating	Baseboard																																																																																																																					
# of Fireplaces	1	Foundation	Yes	Water	Municipal																																																																																																																					
Fireplace Types	Wood	Flooring	Laminate, Ceramic Tile	Sewer	Connected																																																																																																																					
Basement Type		Bsmt Devel																																																																																																																								
Chattels	INCL: 2 FRIDGES, 2 STOVES.																																																																																																																									
Amenities	Thermal Windows, RV Parking, Main Level Entry, Fully Fenced																																																																																																																									
<table border="1"> <tr> <th colspan="4">COMPLEX INFORMATION</th> </tr> <tr> <td>Strata Fee</td> <td>Units in Bldg</td> <td>Storeys</td> <td>Laundry</td> </tr> <tr> <td>Display Suite#</td> <td>Units Projects</td> <td>Levels of Suite</td> <td>Air Cond.</td> </tr> <tr> <td>Fee Incl</td> <td></td> <td># Covered Parking Spaces</td> <td></td> </tr> <tr> <td>Outdoor Area</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Access By</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Shared Amenities</td> <td></td> <td></td> <td></td> </tr> </table>						COMPLEX INFORMATION				Strata Fee	Units in Bldg	Storeys	Laundry	Display Suite#	Units Projects	Levels of Suite	Air Cond.	Fee Incl		# Covered Parking Spaces		Outdoor Area				Access By				Shared Amenities																																																																																												
COMPLEX INFORMATION																																																																																																																										
Strata Fee	Units in Bldg	Storeys	Laundry																																																																																																																							
Display Suite#	Units Projects	Levels of Suite	Air Cond.																																																																																																																							
Fee Incl		# Covered Parking Spaces																																																																																																																								
Outdoor Area																																																																																																																										
Access By																																																																																																																										
Shared Amenities																																																																																																																										
<table border="1"> <tr> <th colspan="5"># of Rooms 12 (Total Sqft: 2,626 )</th> <th colspan="2">FLOOR AREA (sqft)</th> </tr> <tr> <td></td> <td>Down</td> <td>Main</td> <td>Up</td> <td>Other</td> <td>Finished</td> <td>Unfinished</td> </tr> <tr> <td>Living Room</td> <td></td> <td>12'7x20'2</td> <td></td> <td></td> <td>Downstairs</td> <td>Main Level</td> </tr> <tr> <td>Living Room</td> <td></td> <td>12'7x20'2</td> <td></td> <td></td> <td>Upper Level</td> <td>Other</td> </tr> <tr> <td>Dining Room</td> <td></td> <td>9'10x8'10</td> <td></td> <td></td> <td colspan="2">EXTERIOR FEATURES</td> </tr> <tr> <td>Dining Room</td> <td></td> <td>9'10x8'10</td> <td></td> <td></td> <td>Lot Width</td> <td>Lot Acres</td> </tr> <tr> <td>Kitchen</td> <td></td> <td>9'10x9'3</td> <td></td> <td></td> <td>Lot Depth</td> <td>Lot Size</td> </tr> <tr> <td>Kitchen</td> <td></td> <td>9'10x9'3</td> <td></td> <td></td> <td>Lot Shape</td> <td></td> </tr> <tr> <td>Master Bedroom</td> <td></td> <td></td> <td>11'9x13'7</td> <td></td> <td>Parking Type</td> <td>Open</td> </tr> <tr> <td>Master Bedroom</td> <td></td> <td></td> <td>11'9x13'7</td> <td></td> <td>Site Influences</td> <td>Central location, Easy Access, Southern Exp, Low Maint Yard, Shopping Nearby, Recreation Nearby, Landscaped, Level Lot, Pets Allowed, Can Be Rented</td> </tr> <tr> <td>Bedroom</td> <td></td> <td></td> <td>11x9'3</td> <td></td> <td>Elementary</td> <td>COAL TYEE</td> </tr> <tr> <td>Bedroom</td> <td></td> <td></td> <td>11x9'3</td> <td></td> <td>Middle</td> <td></td> </tr> <tr> <td>Bedroom</td> <td></td> <td></td> <td>11x12'7</td> <td></td> <td>Secondary</td> <td>WELLINGTON</td> </tr> <tr> <td>Bedroom</td> <td></td> <td></td> <td>11x12'7</td> <td></td> <td>Legal Description</td> <td>SL 1 &amp; 2 SEC 18 RGE 6 MOUNTAIN DISTRICT SP 890 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORT TO UE OF SL AS SHOWN ON FORM 1 PID 000248053</td> </tr> <tr> <td>Bathroom</td> <td></td> <td>2pc</td> <td>4pc</td> <td></td> <td>Restrictions</td> <td></td> </tr> <tr> <td>Bathroom</td> <td></td> <td>2pc</td> <td>4pc</td> <td></td> <td>Mortgage Info</td> <td>No Fin. Encumbrances Tax Roll Number</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Listed By</td> <td>Realty Executives Mid-Island</td> </tr> </table>				# of Rooms 12 (Total Sqft: 2,626 )					FLOOR AREA (sqft)			Down	Main	Up	Other	Finished	Unfinished	Living Room		12'7x20'2			Downstairs	Main Level	Living Room		12'7x20'2			Upper Level	Other	Dining Room		9'10x8'10			EXTERIOR FEATURES		Dining Room		9'10x8'10			Lot Width	Lot Acres	Kitchen		9'10x9'3			Lot Depth	Lot Size	Kitchen		9'10x9'3			Lot Shape		Master Bedroom			11'9x13'7		Parking Type	Open	Master Bedroom			11'9x13'7		Site Influences	Central location, Easy Access, Southern Exp, Low Maint Yard, Shopping Nearby, Recreation Nearby, Landscaped, Level Lot, Pets Allowed, Can Be Rented	Bedroom			11x9'3		Elementary	COAL TYEE	Bedroom			11x9'3		Middle		Bedroom			11x12'7		Secondary	WELLINGTON	Bedroom			11x12'7		Legal Description	SL 1 & 2 SEC 18 RGE 6 MOUNTAIN DISTRICT SP 890 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORT TO UE OF SL AS SHOWN ON FORM 1 PID 000248053	Bathroom		2pc	4pc		Restrictions		Bathroom		2pc	4pc		Mortgage Info	No Fin. Encumbrances Tax Roll Number						Listed By	Realty Executives Mid-Island
# of Rooms 12 (Total Sqft: 2,626 )					FLOOR AREA (sqft)																																																																																																																					
	Down	Main	Up	Other	Finished	Unfinished																																																																																																																				
Living Room		12'7x20'2			Downstairs	Main Level																																																																																																																				
Living Room		12'7x20'2			Upper Level	Other																																																																																																																				
Dining Room		9'10x8'10			EXTERIOR FEATURES																																																																																																																					
Dining Room		9'10x8'10			Lot Width	Lot Acres																																																																																																																				
Kitchen		9'10x9'3			Lot Depth	Lot Size																																																																																																																				
Kitchen		9'10x9'3			Lot Shape																																																																																																																					
Master Bedroom			11'9x13'7		Parking Type	Open																																																																																																																				
Master Bedroom			11'9x13'7		Site Influences	Central location, Easy Access, Southern Exp, Low Maint Yard, Shopping Nearby, Recreation Nearby, Landscaped, Level Lot, Pets Allowed, Can Be Rented																																																																																																																				
Bedroom			11x9'3		Elementary	COAL TYEE																																																																																																																				
Bedroom			11x9'3		Middle																																																																																																																					
Bedroom			11x12'7		Secondary	WELLINGTON																																																																																																																				
Bedroom			11x12'7		Legal Description	SL 1 & 2 SEC 18 RGE 6 MOUNTAIN DISTRICT SP 890 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORT TO UE OF SL AS SHOWN ON FORM 1 PID 000248053																																																																																																																				
Bathroom		2pc	4pc		Restrictions																																																																																																																					
Bathroom		2pc	4pc		Mortgage Info	No Fin. Encumbrances Tax Roll Number																																																																																																																				
					Listed By	Realty Executives Mid-Island																																																																																																																				
<p>Great opportunity to own these 2 stratified half duplex as one full duplexes either for investment purpose or to live on one side and rent the other side. Nestled on a large lot in the popular Diver Lake area and situated close to schools, shopping malls, parks &amp; recreation center and on bus route. Each side offers 1323 sqft of living space with 3 bedrooms, a bath and large storage closet on the upper floor. On the main floor there is large living room with wood fire place, a functional kitchen with dining area &amp; laundry closet, a power room and storage area completes the main floor. 2479 side has great tenants in place for many years @ \$950/month. 2477 side is available for immediate possession. Many recent years updates included newer roof, new windows, new tile and laminate flooring, new kitchen &amp; bath cabinets, new appliances, also freshly painted. There are ample space for all your parking or RV parking. Each side can be sold separately at \$219,000. See MLS #s 397212 &amp; 397213</p>																																																																																																																										





		1725 SETTLER ROAD		MLS® 394977																																																																																																																																															
		Zone	Zone 5- Parksville/Qualicum	Listing Status	Active																																																																																																																																														
		Sub Area	Z5 Qualicum North	Title	Freehold																																																																																																																																														
City		QUALICUM BEACH	Possession	TENANCY																																																																																																																																															
Sub/Complex																																																																																																																																																			
Cross Street																																																																																																																																																			
Property Type		Full Duplex																																																																																																																																																	
Style		Side x Side (Duplex)																																																																																																																																																	
Taxes		\$2,314 (2014)	Current Price	\$459,900																																																																																																																																															
PID#		024013391	Sale Price																																																																																																																																																
Age			Date Sold																																																																																																																																																
Year Built		1998																																																																																																																																																	
Postal Code		V9K 2M8																																																																																																																																																	
Zoning		Single Family RS2																																																																																																																																																	
Zoning Jurisdiction		Nanaimo Regional District																																																																																																																																																	
<table border="1"> <tr> <th colspan="2">INTERIOR</th> <th colspan="2">STYLE</th> <th colspan="2">FEATURES</th> </tr> <tr> <td>Bedrooms</td> <td>6</td> <td>Exterior Finish</td> <td>Vinyl</td> <td>Insulation</td> <td>Walls: Yes Ceil: Yes</td> </tr> <tr> <td>Bathrooms</td> <td>4</td> <td>Roof</td> <td>Fiberglass Shingle</td> <td>Fuel</td> <td>Electric</td> </tr> <tr> <td>Ensuite</td> <td>2</td> <td>Construction</td> <td>Frame</td> <td>Heating</td> <td>Baseboard</td> </tr> <tr> <td># of Fireplaces</td> <td></td> <td>Foundation</td> <td>Yes</td> <td>Water</td> <td>Drilled Well</td> </tr> <tr> <td>Fireplace Types</td> <td></td> <td>Flooring</td> <td>Wall to Wall Carpet, Mixed</td> <td>Sewer</td> <td>Septic - Yes</td> </tr> <tr> <td>Basement Type</td> <td>Slab</td> <td>Bsmt Devel</td> <td>None</td> <td></td> <td></td> </tr> <tr> <td>Chattels</td> <td colspan="5">INCL: 2 FRIDGES, 2 STOVES, 2 DISHWASHERS, 2 WASHERS, 2 DRYERS, 2 MICROWAVES</td> </tr> <tr> <td>Amenities</td> <td colspan="5">Additional Accom., Wheelchair Access, Garden Area, Thermal Windows, RV Parking, Main Level Entry, Fully Fenced</td> </tr> </table>						INTERIOR		STYLE		FEATURES		Bedrooms	6	Exterior Finish	Vinyl	Insulation	Walls: Yes Ceil: Yes	Bathrooms	4	Roof	Fiberglass Shingle	Fuel	Electric	Ensuite	2	Construction	Frame	Heating	Baseboard	# of Fireplaces		Foundation	Yes	Water	Drilled Well	Fireplace Types		Flooring	Wall to Wall Carpet, Mixed	Sewer	Septic - Yes	Basement Type	Slab	Bsmt Devel	None			Chattels	INCL: 2 FRIDGES, 2 STOVES, 2 DISHWASHERS, 2 WASHERS, 2 DRYERS, 2 MICROWAVES					Amenities	Additional Accom., Wheelchair Access, Garden Area, Thermal Windows, RV Parking, Main Level Entry, Fully Fenced																																																																																												
INTERIOR		STYLE		FEATURES																																																																																																																																															
Bedrooms	6	Exterior Finish	Vinyl	Insulation	Walls: Yes Ceil: Yes																																																																																																																																														
Bathrooms	4	Roof	Fiberglass Shingle	Fuel	Electric																																																																																																																																														
Ensuite	2	Construction	Frame	Heating	Baseboard																																																																																																																																														
# of Fireplaces		Foundation	Yes	Water	Drilled Well																																																																																																																																														
Fireplace Types		Flooring	Wall to Wall Carpet, Mixed	Sewer	Septic - Yes																																																																																																																																														
Basement Type	Slab	Bsmt Devel	None																																																																																																																																																
Chattels	INCL: 2 FRIDGES, 2 STOVES, 2 DISHWASHERS, 2 WASHERS, 2 DRYERS, 2 MICROWAVES																																																																																																																																																		
Amenities	Additional Accom., Wheelchair Access, Garden Area, Thermal Windows, RV Parking, Main Level Entry, Fully Fenced																																																																																																																																																		
<table border="1"> <tr> <th colspan="4">COMPLEX INFORMATION</th> </tr> <tr> <td>Strata Fee</td> <td>Units in Bldg</td> <td>Stores</td> <td>Laundry</td> </tr> <tr> <td>Display Suite#</td> <td>Units Projects</td> <td>Levels of Suite</td> <td>Air Cond.</td> </tr> <tr> <td>Fee Incl</td> <td></td> <td># Covered Parking Spaces</td> <td></td> </tr> <tr> <td>Outdoor Area</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Access By</td> <td>Street</td> <td></td> <td></td> </tr> <tr> <td>Shared Amenities</td> <td></td> <td></td> <td></td> </tr> </table>						COMPLEX INFORMATION				Strata Fee	Units in Bldg	Stores	Laundry	Display Suite#	Units Projects	Levels of Suite	Air Cond.	Fee Incl		# Covered Parking Spaces		Outdoor Area				Access By	Street			Shared Amenities																																																																																																																					
COMPLEX INFORMATION																																																																																																																																																			
Strata Fee	Units in Bldg	Stores	Laundry																																																																																																																																																
Display Suite#	Units Projects	Levels of Suite	Air Cond.																																																																																																																																																
Fee Incl		# Covered Parking Spaces																																																																																																																																																	
Outdoor Area																																																																																																																																																			
Access By	Street																																																																																																																																																		
Shared Amenities																																																																																																																																																			
<table border="1"> <tr> <th colspan="4"># of Rooms 17 (Total Sqft: 3,819)</th> <th colspan="4">FLOOR AREA (sqft)</th> </tr> <tr> <td></td> <td>Down</td> <td>Main</td> <td>Up</td> <td>Other</td> <td>Finished</td> <td>3,819</td> <td>Unfinished</td> </tr> <tr> <td>Entrance</td> <td></td> <td>11x10</td> <td></td> <td></td> <td>Downstairs</td> <td></td> <td>Main Level</td> </tr> <tr> <td>Living Room</td> <td></td> <td>13'4x13</td> <td></td> <td>19'4x12'4</td> <td>Upper Level</td> <td>1,608</td> <td>Other</td> </tr> <tr> <td>Kitchen</td> <td></td> <td>12x13</td> <td></td> <td>16x12'4</td> <td colspan="3">EXTERIOR FEATURES</td> </tr> <tr> <td>Family Room</td> <td></td> <td>13x11</td> <td></td> <td></td> <td>Lot Width</td> <td></td> <td>Lot Acres</td> </tr> <tr> <td>Garage</td> <td></td> <td>22x24</td> <td></td> <td></td> <td>Lot Depth</td> <td></td> <td>Lot Size</td> </tr> <tr> <td>Laundry/Utli</td> <td></td> <td>11x8</td> <td></td> <td>6x4</td> <td>Lot Shape</td> <td>IRREGULAR</td> <td></td> </tr> <tr> <td>Rec Room</td> <td></td> <td></td> <td>22x20</td> <td>13'11x10</td> <td>Parking Type</td> <td>Garage - Double, Additional Parking</td> <td></td> </tr> <tr> <td>Bedroom</td> <td></td> <td></td> <td>12'8x9'5</td> <td>10'10x8'9</td> <td>Site Influences</td> <td>Easy Access, Family Oriented, Golf Course Nearby, Highway Access, Private Setting, Rural Setting, Shopping Nearby, Treed Lot, Recreation Nearby, Landscaped, Acreage, Hydro to Lot, Road - Paved, Pets Allowed, Can Be Rented, Recreational</td> <td></td> </tr> <tr> <td>Bedroom</td> <td></td> <td></td> <td>10'8x11'5</td> <td>13'11x10</td> <td>Elementary</td> <td>QUALICUM BEACH/BOWSER</td> <td></td> </tr> <tr> <td>Bedroom</td> <td></td> <td></td> <td>13x10'8</td> <td></td> <td>Middle</td> <td></td> <td></td> </tr> <tr> <td>Master Bedroom</td> <td></td> <td></td> <td>13'4x17'5</td> <td></td> <td>Secondary</td> <td>KWALIKUM</td> <td></td> </tr> <tr> <td>Bathroom</td> <td></td> <td>4pc</td> <td>4pc</td> <td></td> <td>Legal Description</td> <td colspan="2">SL B BLK 259 NEWCASTLE DISTRICT SP VIS 4499 TOG W/AN INT</td> </tr> <tr> <td>Ensuite</td> <td></td> <td></td> <td>4pc</td> <td></td> <td>IN THE COMMON PROPERTY</td> <td colspan="2"></td> </tr> <tr> <td>Ensuite</td> <td></td> <td></td> <td>4pc</td> <td></td> <td>Restrictions</td> <td>Build. Scheme, Easemnt/R of Way</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Mortgage Info</td> <td>Must be Paid Off</td> <td>Tax Roll Number</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Listed By</td> <td>RE/MAX Anchor Realty</td> <td></td> </tr> </table>				# of Rooms 17 (Total Sqft: 3,819)				FLOOR AREA (sqft)					Down	Main	Up	Other	Finished	3,819	Unfinished	Entrance		11x10			Downstairs		Main Level	Living Room		13'4x13		19'4x12'4	Upper Level	1,608	Other	Kitchen		12x13		16x12'4	EXTERIOR FEATURES			Family Room		13x11			Lot Width		Lot Acres	Garage		22x24			Lot Depth		Lot Size	Laundry/Utli		11x8		6x4	Lot Shape	IRREGULAR		Rec Room			22x20	13'11x10	Parking Type	Garage - Double, Additional Parking		Bedroom			12'8x9'5	10'10x8'9	Site Influences	Easy Access, Family Oriented, Golf Course Nearby, Highway Access, Private Setting, Rural Setting, Shopping Nearby, Treed Lot, Recreation Nearby, Landscaped, Acreage, Hydro to Lot, Road - Paved, Pets Allowed, Can Be Rented, Recreational		Bedroom			10'8x11'5	13'11x10	Elementary	QUALICUM BEACH/BOWSER		Bedroom			13x10'8		Middle			Master Bedroom			13'4x17'5		Secondary	KWALIKUM		Bathroom		4pc	4pc		Legal Description	SL B BLK 259 NEWCASTLE DISTRICT SP VIS 4499 TOG W/AN INT		Ensuite			4pc		IN THE COMMON PROPERTY			Ensuite			4pc		Restrictions	Build. Scheme, Easemnt/R of Way							Mortgage Info	Must be Paid Off	Tax Roll Number						Listed By	RE/MAX Anchor Realty	
# of Rooms 17 (Total Sqft: 3,819)				FLOOR AREA (sqft)																																																																																																																																															
	Down	Main	Up	Other	Finished	3,819	Unfinished																																																																																																																																												
Entrance		11x10			Downstairs		Main Level																																																																																																																																												
Living Room		13'4x13		19'4x12'4	Upper Level	1,608	Other																																																																																																																																												
Kitchen		12x13		16x12'4	EXTERIOR FEATURES																																																																																																																																														
Family Room		13x11			Lot Width		Lot Acres																																																																																																																																												
Garage		22x24			Lot Depth		Lot Size																																																																																																																																												
Laundry/Utli		11x8		6x4	Lot Shape	IRREGULAR																																																																																																																																													
Rec Room			22x20	13'11x10	Parking Type	Garage - Double, Additional Parking																																																																																																																																													
Bedroom			12'8x9'5	10'10x8'9	Site Influences	Easy Access, Family Oriented, Golf Course Nearby, Highway Access, Private Setting, Rural Setting, Shopping Nearby, Treed Lot, Recreation Nearby, Landscaped, Acreage, Hydro to Lot, Road - Paved, Pets Allowed, Can Be Rented, Recreational																																																																																																																																													
Bedroom			10'8x11'5	13'11x10	Elementary	QUALICUM BEACH/BOWSER																																																																																																																																													
Bedroom			13x10'8		Middle																																																																																																																																														
Master Bedroom			13'4x17'5		Secondary	KWALIKUM																																																																																																																																													
Bathroom		4pc	4pc		Legal Description	SL B BLK 259 NEWCASTLE DISTRICT SP VIS 4499 TOG W/AN INT																																																																																																																																													
Ensuite			4pc		IN THE COMMON PROPERTY																																																																																																																																														
Ensuite			4pc		Restrictions	Build. Scheme, Easemnt/R of Way																																																																																																																																													
					Mortgage Info	Must be Paid Off	Tax Roll Number																																																																																																																																												
					Listed By	RE/MAX Anchor Realty																																																																																																																																													
<p>Endless possibilities best describe this highly versatile country home just 15 short minutes from Qualicum Beach. Ideal for a family who wants a totally private residence for themselves and parents or other family. Maybe a B &amp; B? This very roomy, bright residence features 7 bedrooms, 2 kitchens, 4 bathrooms and a double garage. The main residence has been freshly painted and features upgraded appliances plus brand new carpets. Move in ready! Outside you will find mature trees, lots of grassy areas plus a private pond steps away. Footings are already in for a large workshop. Large sunny patio off the kitchen. This great property is mostly fenced and boasts a private entrance on a quiet road. Recreational paradise surrounds you. A truly relaxing, affordable lifestyle in a unique home!</p>																																																																																																																																																			

		660 HERIOT ROAD		MLS® 397416																																																																																																																																																										
		Zone	Zone 10- Islands	Listing Status	Active																																																																																																																																																									
		Sub Area	10 Quadra Island (Zone 1)	Title	Freehold																																																																																																																																																									
		City	QUADRA ISLAND	Possession																																																																																																																																																										
		Sub/Complex																																																																																																																																																												
		Cross Street																																																																																																																																																												
		Property Type	Fourplex																																																																																																																																																											
		Style	M Lev Ent w/Bsmt																																																																																																																																																											
		Taxes	\$2,587 (2014)	Current Price	\$499,000																																																																																																																																																									
		PID#	000143774	Sale Price																																																																																																																																																										
		Age		Date Sold																																																																																																																																																										
		Year Built	1993																																																																																																																																																											
		Postal Code	VOP 1H0																																																																																																																																																											
		Zoning	Single Family R1																																																																																																																																																											
		Zoning Jurisdiction	Strathcona Regional District																																																																																																																																																											
<table border="1"> <tr> <th colspan="2">INTERIOR</th> <th colspan="2">STYLE</th> <th colspan="2">FEATURES</th> </tr> <tr> <td>Bedrooms</td> <td>6</td> <td>Exterior Finish</td> <td>Wood</td> <td>Insulation</td> <td>Walls: Yes Ceil: Yes</td> </tr> <tr> <td>Bathrooms</td> <td>5</td> <td>Roof</td> <td>Asphalt Shingle</td> <td>Fuel</td> <td>Electric</td> </tr> <tr> <td>Ensuite</td> <td>1</td> <td>Construction</td> <td>Frame</td> <td>Heating</td> <td>Baseboard</td> </tr> <tr> <td># of Fireplaces</td> <td>1</td> <td>Foundation</td> <td>Yes</td> <td>Water</td> <td>Drilled Well</td> </tr> <tr> <td>Fireplace Types</td> <td>Woodstove</td> <td>Flooring</td> <td>Mixed</td> <td>Sewer</td> <td>Septic - Yes</td> </tr> <tr> <td>Basement Type</td> <td>Full</td> <td>Bsmt Devel</td> <td>Fully Finished</td> <td></td> <td></td> </tr> <tr> <td>Chattels</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Amenities</td> <td colspan="5">Additional Accom., Thermal Windows, RV Parking, Main Level Entry, Hot Tub, Bed &amp; Breakfast</td> </tr> </table>						INTERIOR		STYLE		FEATURES		Bedrooms	6	Exterior Finish	Wood	Insulation	Walls: Yes Ceil: Yes	Bathrooms	5	Roof	Asphalt Shingle	Fuel	Electric	Ensuite	1	Construction	Frame	Heating	Baseboard	# of Fireplaces	1	Foundation	Yes	Water	Drilled Well	Fireplace Types	Woodstove	Flooring	Mixed	Sewer	Septic - Yes	Basement Type	Full	Bsmt Devel	Fully Finished			Chattels						Amenities	Additional Accom., Thermal Windows, RV Parking, Main Level Entry, Hot Tub, Bed & Breakfast																																																																																																							
INTERIOR		STYLE		FEATURES																																																																																																																																																										
Bedrooms	6	Exterior Finish	Wood	Insulation	Walls: Yes Ceil: Yes																																																																																																																																																									
Bathrooms	5	Roof	Asphalt Shingle	Fuel	Electric																																																																																																																																																									
Ensuite	1	Construction	Frame	Heating	Baseboard																																																																																																																																																									
# of Fireplaces	1	Foundation	Yes	Water	Drilled Well																																																																																																																																																									
Fireplace Types	Woodstove	Flooring	Mixed	Sewer	Septic - Yes																																																																																																																																																									
Basement Type	Full	Bsmt Devel	Fully Finished																																																																																																																																																											
Chattels																																																																																																																																																														
Amenities	Additional Accom., Thermal Windows, RV Parking, Main Level Entry, Hot Tub, Bed & Breakfast																																																																																																																																																													
<table border="1"> <tr> <th colspan="4">COMPLEX INFORMATION</th> </tr> <tr> <td>Strata Fee</td> <td>Units in Bldg</td> <td>Storeys</td> <td>Laundry</td> </tr> <tr> <td>Display Suite#</td> <td>Units Projects</td> <td>Levels of Suite</td> <td>Air Cond.</td> </tr> <tr> <td>Fee Incl</td> <td></td> <td># Covered Parking Spaces</td> <td></td> </tr> <tr> <td>Outdoor Area</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Access By</td> <td>Lane, Other, Street</td> <td></td> <td></td> </tr> <tr> <td>Shared Amenities</td> <td></td> <td></td> <td></td> </tr> </table>						COMPLEX INFORMATION				Strata Fee	Units in Bldg	Storeys	Laundry	Display Suite#	Units Projects	Levels of Suite	Air Cond.	Fee Incl		# Covered Parking Spaces		Outdoor Area				Access By	Lane, Other, Street			Shared Amenities																																																																																																																																
COMPLEX INFORMATION																																																																																																																																																														
Strata Fee	Units in Bldg	Storeys	Laundry																																																																																																																																																											
Display Suite#	Units Projects	Levels of Suite	Air Cond.																																																																																																																																																											
Fee Incl		# Covered Parking Spaces																																																																																																																																																												
Outdoor Area																																																																																																																																																														
Access By	Lane, Other, Street																																																																																																																																																													
Shared Amenities																																																																																																																																																														
<table border="1"> <tr> <th colspan="5"># of Rooms 16 (Total Sqft: 4,420)</th> <th colspan="4">FLOOR AREA (sqft)</th> </tr> <tr> <td></td> <td>Down</td> <td>Main</td> <td>Up</td> <td>Other</td> <td>Finished</td> <td>4,120</td> <td>Unfinished</td> <td>300</td> </tr> <tr> <td>Living Room</td> <td>18x18</td> <td>20x16</td> <td>23x14</td> <td>18'5x15</td> <td>Downstairs</td> <td>1,506</td> <td>Main Level</td> <td>1,322</td> </tr> <tr> <td>Dining Room</td> <td></td> <td>11x10</td> <td></td> <td></td> <td>Upper Level</td> <td>1,095</td> <td>Other</td> <td>500</td> </tr> <tr> <td>Living Room</td> <td></td> <td></td> <td>10x9</td> <td></td> <td colspan="4">EXTERIOR FEATURES</td> </tr> <tr> <td>Kitchen</td> <td>16x10</td> <td>13x11</td> <td>10x9</td> <td>10x10</td> <td>Lot Width</td> <td></td> <td>Lot Acres</td> <td>0.74</td> </tr> <tr> <td>Master Bedroom</td> <td>16x18</td> <td>13x16</td> <td>15x10</td> <td></td> <td>Lot Depth</td> <td></td> <td>Lot Size</td> <td>32,234</td> </tr> <tr> <td>Bedroom</td> <td>16x18</td> <td>18x16</td> <td>12x9</td> <td></td> <td>Lot Shape</td> <td>pie</td> <td></td> <td></td> </tr> <tr> <td>Ensuite</td> <td></td> <td>4pc</td> <td></td> <td></td> <td>Parking Type</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bathroom</td> <td>3pc</td> <td>4pc</td> <td>4pc</td> <td>4pc</td> <td>Site Influences</td> <td colspan="3">Central location, Easy Access, View - Mountain, View - Ocean, Park setting, Shopping Nearby, Recreation Nearby, Road - Paved, Marina Nearby, Can Be Rented</td> </tr> <tr> <td colspan="5"></td> <td>Elementary</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5"></td> <td>Middle</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5"></td> <td>Secondary</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5"></td> <td>Legal Description</td> <td colspan="3">LT10 PL38560 DL24 SAYWARD DIST</td> </tr> <tr> <td colspan="5"></td> <td>Restrictions</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5"></td> <td>Mortgage Info</td> <td></td> <td>Tax Rol Number</td> <td></td> </tr> <tr> <td colspan="5"></td> <td>Listed By</td> <td colspan="3">Royal LePage Advance Realty</td> </tr> </table>						# of Rooms 16 (Total Sqft: 4,420)					FLOOR AREA (sqft)					Down	Main	Up	Other	Finished	4,120	Unfinished	300	Living Room	18x18	20x16	23x14	18'5x15	Downstairs	1,506	Main Level	1,322	Dining Room		11x10			Upper Level	1,095	Other	500	Living Room			10x9		EXTERIOR FEATURES				Kitchen	16x10	13x11	10x9	10x10	Lot Width		Lot Acres	0.74	Master Bedroom	16x18	13x16	15x10		Lot Depth		Lot Size	32,234	Bedroom	16x18	18x16	12x9		Lot Shape	pie			Ensuite		4pc			Parking Type				Bathroom	3pc	4pc	4pc	4pc	Site Influences	Central location, Easy Access, View - Mountain, View - Ocean, Park setting, Shopping Nearby, Recreation Nearby, Road - Paved, Marina Nearby, Can Be Rented								Elementary									Middle									Secondary									Legal Description	LT10 PL38560 DL24 SAYWARD DIST								Restrictions									Mortgage Info		Tax Rol Number							Listed By	Royal LePage Advance Realty		
# of Rooms 16 (Total Sqft: 4,420)					FLOOR AREA (sqft)																																																																																																																																																									
	Down	Main	Up	Other	Finished	4,120	Unfinished	300																																																																																																																																																						
Living Room	18x18	20x16	23x14	18'5x15	Downstairs	1,506	Main Level	1,322																																																																																																																																																						
Dining Room		11x10			Upper Level	1,095	Other	500																																																																																																																																																						
Living Room			10x9		EXTERIOR FEATURES																																																																																																																																																									
Kitchen	16x10	13x11	10x9	10x10	Lot Width		Lot Acres	0.74																																																																																																																																																						
Master Bedroom	16x18	13x16	15x10		Lot Depth		Lot Size	32,234																																																																																																																																																						
Bedroom	16x18	18x16	12x9		Lot Shape	pie																																																																																																																																																								
Ensuite		4pc			Parking Type																																																																																																																																																									
Bathroom	3pc	4pc	4pc	4pc	Site Influences	Central location, Easy Access, View - Mountain, View - Ocean, Park setting, Shopping Nearby, Recreation Nearby, Road - Paved, Marina Nearby, Can Be Rented																																																																																																																																																								
					Elementary																																																																																																																																																									
					Middle																																																																																																																																																									
					Secondary																																																																																																																																																									
					Legal Description	LT10 PL38560 DL24 SAYWARD DIST																																																																																																																																																								
					Restrictions																																																																																																																																																									
					Mortgage Info		Tax Rol Number																																																																																																																																																							
					Listed By	Royal LePage Advance Realty																																																																																																																																																								
<p>Live the dream for Free with 5% down. Home and financial security, Investment, or business venture, this property is full of possibilities! 4 Unique Ocean view suites, each with it's own level, exterior entrance and private patio currently bring in a monthly income of \$3500/ month. Leave the happy tenants in place and enjoy a nice monthly income, or purchase with as little as 5% down, occupy one of the suites yourself, and live for free as the other 3 suites generate enough income to cover your mortgage payment, property taxes and insurance. You'll love the location, a stones throw from Heriot Bay Inn, Marina, and the ferry to Cortes Island. This would also be an ideal Bed and Breakfast, eco-tourism business or multi family vacation home.</p>																																																																																																																																																														


					460&470 DOGWOOD STREET					MLS® 389576									
					Zone		Zone 1- Campbell River			Listing Status		Active							
					Sub Area		Z1 Campbell River City			Title		Freehold							
					City		CAMPBELL RIVER			Possession		TENANCY							
					Sub/Complex		DOGWOOD												
					Cross Street		4TH AVE												
					Property Type		Triplex												
					Style		2 Storey-Main Lev Ent			Current Price		\$538,888							
					Taxes		\$8,040 (2013)			Sale Price									
					PID#		004122623			Date Sold									
Age		Unknown																	
Year Built																			
Postal Code		V9W 2Y3																	
Zoning		Multi-Family RM3																	
Zoning Jurisdiction		Campbell River, City of																	
INTERIOR					STYLE					FEATURES									
Bedrooms		8			Exterior Finish		Stucco			Insulation		Walls:Unk Ceil:Unk							
Bathrooms		2			Roof		Tar and Gravel			Fuel		Natural Gas							
Ensuite					Construction		Frame			Heating		Forced Air							
# of Fireplaces					Foundation		Yes			Water		Municipal							
Fireplace Types					Flooring		Wall to Wall Carpet			Sewer		Connected							
Basement Type		Crawl			Bsmt Devel		None												
Chattels																			
Amenities		Main Level Entry																	
COMPLEX INFORMATION																			
Strata Fee					Units in Bldg					Storeys					Laundry				
Display Suite#					Units Projects					Levels of Suite					Air Cond.				
Fee Incl										# Covered Parking Spaces									
Outdoor Area																			
Access By					Lane, Street														
Shared Amenities																			
# of Rooms 18 (Total Sqft: 7,200 )					FLOOR AREA (sqft)														
		Down		Main		Up		Other		Finished		7,200		Unfinished					
Kitchen				12x8						Downstairs				Main Level		3,600			
Master Bedroom						20x12				Upper Level		3,600		Other					
Laundry/Uti				6x8						EXTERIOR FEATURES									
Bedroom				8x10						Lot Width				Lot Acres		0.38			
Living Room				20x12						Lot Depth				Lot Size		16,553			
Bedroom				8x11						Lot Shape									
Kitchen				12x8						Parking Type		Open, Visitor Parking							
Master Bedroom				20x12						Site Influences		Central location, Easy Access, Family Oriented, Shopping Nearby, Recreation Nearby, Level Lot, Can Be Rented							
Laundry/Uti				6x8						Elementary		CEDAR							
Bedroom				8x10						Middle		PHOENIX							
Living Room				20x12						Secondary		CARIHI							
Bedroom				8x11						Legal Description		LT 10 & 11 PL 17041 DL 73 LD 51 SAYWARD							
Kitchen				12x8						Restrictions		Unknown							
Master Bedroom				20x12						Mortgage Info				Tax Roll Number					
Laundry/Uti				6x8						Listed By		Coldwell Banker Slegg Realty (Crt)							
Bedroom				8x10															
Living Room				20x12		8x11													
Bathroom				4pc															
Bathroom				2pc															
2 CASH COWS; These two 3 plexes are being offered together only. They are representing a very lucrative rental income stream and CAP rate. The city is experiencing high demands for rentals buildings with the construction and economic boom. It was reported that Campbell River led with residential property value increases for the first 1/4 of all cities on Vancouver Island. Each unit rents for \$800 and taxes and insurance are approximately \$8k each. The property may lend itself in the future to a potential land assembly.																			


<div>Photo Not Available</div>	2024 MEREDITH ROAD				MLS® 400914		
	Zone	Zone 4- Nanaimo			Listing Status	Active	
	Sub Area	Z4 Central Nanaimo			Title	Freehold	
	City	NANAIMO			Possession	TENANCY	
	Sub/Complex						
	Cross Street						
	Property Type	Fourplex					
	Style	Other			Current Price	\$549,000	
	Taxes	\$4,248 (2015)			Sale Price		
	PID#	001303031			Date Sold		
	Age	Unknown					
	Year Built						
	Postal Code	V9S 2N1					
	Zoning	Multi-Family RM 5					
	Zoning Jurisdiction	Nanaimo, City of					
INTERIOR		STYLE		FEATURES			
Bedrooms	2	Exterior Finish	Wood	Insulation	Walls:Yes	Ceil:Yes	
Bathrooms		Roof	Asphalt Shingle	Fuel	Electric		
Ensuite		Construction	Frame	Heating	Baseboard		
# of Fireplaces		Foundation	Yes	Water	Municipal		
Fireplace Types		Flooring	Mixed	Sewer	Connected		
Basement Type	Full	Bsmt Devel	Fully Finished				
Chattels							
Amenities	Thermal Windows						
COMPLEX INFORMATION							
Strata Fee		Units in Bldg		Storeys		Laundry	
Display Suite#		Units Projects		Levels of Suite		Air Cond.	
Fee Incl				# Covered Parking Spaces			
Outdoor Area							
Access By							
Shared Amenities							
# of Rooms 4 (Total Sqft: 3,820 )				FLOOR AREA (sqft)			
	Down	Main	Up	Other	Finished	3,820	
Living Room		13x18			Downstairs		
Master Bedroom		12x11			Upper Level		
Bedroom		10x11			Unfinished		
Other		6x8			Main Level	1,910	
					Other		
				EXTERIOR FEATURES			
				Lot Width	109	Lot Acres	0.1665
				Lot Depth	82	Lot Size	7,251
				Lot Shape			
				Parking Type			
				Site Influences	Central location, Easy Access, Family Oriented, View - Mountain, Low Maint Yard, Shopping Nearby, Curb & Gutter, Recreation Nearby, Can Be Rented		
				Elementary	PARK AVE		
				Middle			
				Secondary	WELLINGTON		
				Legal Description	LT 1 BLK 9 LD 31 SEC 17 RGE 7 VIP 526		
				Restrictions			
				Mortgage Info	Must be Paid Off	Tax Roll Number	
				Listed By	Century 21 Harbour Realty Ltd.		
Legal 4 plex in the hospital Bowen Road Corridor, central Nanaimo, walking distance to elementary school & bus Stop. A very convenient location for tenants. There are three 2 bedroom suites and one 3 bedroom suite. Current income is \$14,500.00 per annum. Rents have not been raised to current market, the owners are also paying the Hydro costs (average \$300.00 per month), so there is certainly room to increase the income. Each suite has fridge, stove, washer and dryer. The owners have owned the building for 24 years, and maintained it personally, so it is in very good shape, with recent upgrading. Thermo Windows. Plenty of parking Do NOT disturb tenants-please Measures are approx.							


	231 3RD STREET		MLS® 394175	
	Zone Sub Area City Sub/Complex Cross Street Property Type Style Taxes PID# Age Year Built Postal Code Zoning Zoning Jurisdiction	Zone 6- Port Alberni Z6 Tofino TOFINO  Full Duplex Side x Side (Duplex) \$2,100 (2014) 003983102 Unknown  VOR 2Z0 Duplex R2 Tofino, District of	Listing Status Title Possession	Active Freehold TBA
			Current Price Sale Price Date Sold	\$589,000
INTERIOR		STYLE		FEATURES
Bedrooms Bathrooms Ensuite # of Fireplaces Fireplace Types	6 4	Exterior Finish Roof Construction Foundation Flooring	Wood, Vinyl Membrane Concrete Block, Frame Yes	Insulation Fuel Heating Water Sewer
Basement Type Chattels Amenities		Bsmt Devel		Walls:Unk Ceil:Unk Electric Baseboard Municipal Connected
COMPLEX INFORMATION				
Strata Fee Display Suite# Fee Incl Outdoor Area Access By Shared Amenities	Units in Bldg Units Projects	Storeys Levels of Suite # Covered Parking Spaces	Laundry Air Cond.	
# of Rooms 12 (Total Sqft: 3,000 )		FLOOR AREA (sqft)		
	Down	Main	Up	Other
Living Room		17'6x13		
Kitchen		12x13		
Laundry/Utli		8x5		
Master Bedroom			10'6x13	
Bedroom			9'3x13	
Bedroom			9x10	
Living Room		17'6x13		
Kitchen		12x13		
Laundry/Utli		8x5		
Master Bedroom			10'6x13	
Bedroom			9'3x13	
Bedroom			9x10	
Bathroom		2pc	3pc	
Bathroom		2pc	3pc	
		EXTERIOR FEATURES		
		Lot Width Lot Depth Lot Shape Parking Type Site Influences		
		Low Maint Yard, Level Lot, Pets Allowed, Can Be Rented		
		Elementary Middle Secondary		
		Legal Description PCL A ( DD27285W) OF LT 8 SEC 114 CLAYOQUOT DISTRICT PL 16503		
		Restrictions Mortgage Info Listed By		
		RE/MAX Mid-Island Realty (Tfno)		
Tax Roll Number				
Entire side by side duplex - both units for \$589,000. Each side 3 bedrooms and 1.5 bath. Total of 6 bedrooms and 2 full baths, 2 half baths. Huge sunny side yards, perfect for the kids. Centrally located in Tofino's downtown residential area - walk to shopping, harbor and cafes. Across the street from the elementary school. Live in one side, rent the other side out for \$1500+ per month. Or rent both for \$3,000+ monthly rental investment income. Older, but immaculately maintained! Not stratified, so no monthly strata fees! Fenced offering safety for the little ones and pets plus mature landscaping privacy.				


	693&695 PRIMROSE STREET				MLS® 397944	
	Zone	Zone 5- Parksville/Qualicum			Listing Status	Active
	Sub Area	Z5 Qualicum Beach			Title	Freehold
	City	QUALICUM BEACH			Possession	TENANCY
	Sub/Complex	W SECOND AVE				
	Cross Street	Full Duplex				
	Property Type	Side x Side (Duplex)			Current Price	\$648,000
	Style	\$2,600 (2014)			Sale Price	
	Taxes	001521349			Date Sold	
	PID#					
Age						
Year Built	1973					
Postal Code	V9K 2K1					
Zoning	Commercial C1					
Zoning Jurisdiction	Qualicum Beach, Town of					
INTERIOR		STYLE		FEATURES		
Bedrooms	4	Exterior Finish	Stucco	Insulation	Walls:Yes Ceil:Yes	
Bathrooms	2	Roof		Fuel	Electric	
Ensuite		Construction	Frame	Heating	Baseboard	
# of Fireplaces		Foundation	Yes	Water	Municipal	
Fireplace Types		Flooring	Mixed	Sewer	Connected	
Basement Type	Bsmt Devel					
Chattels	INCL: WASHER/DRYER/STOVE/FRIDGE					
Amenities	Wheelchair Access, Garden Area					
COMPLEX INFORMATION						
Strata Fee	Units in Bldg	Stores	Laundry			
Display Suite#	Units Projects	Levels of Suite	Air Cond.			
Fee Incl		# Covered Parking Spaces				
Outdoor Area						
Access By	Street					
Shared Amenities						
# of Rooms 10 (Total Sqft: 1,400 )				FLOOR AREA (sqft)		
	Down	Main	Up	Other	Finished 1,400	
Bedroom		10'8x10'2			Unfinished	
Bedroom		10'8x10'2			Main Level 1,400	
Bedroom		9'3x9'5			Other	
Bedroom		9'3x9'5			EXTERIOR FEATURES	
Living Room		10'1x10'5			Lot Width	Lot Acres 0.1377
Living Room		10'1x10'5			Lot Depth	Lot Size 6,000
Dining Room		10x7'2			Lot Shape	
Dining Room		10x7'2			Parking Type	Open
Kitchen		12'2x9'1			Site Influences	Central location, Easy Access, Family Oriented, Highway Access, Recreation Nearby, Quiet Area, Can Be Rented
Kitchen		12'2x9'1			Elementary	
Bathroom		4pc			Middle	
Bathroom		4pc			Secondary	
				Legal Description LT 2 BL 9 PL VIP 1894 DL 78 LD 35		
				Restrictions		
				Mortgage Info		
				Listed By Royal LePage Parksville-Qualicum Beach Realty		
Qualicum Beach, the best place to live. Affordable Oceanside living near pristine beaches, towering mountains and lush forests. Rare opportunity to own this 6000 sqft commercially zoned lot with a rancher on it, located at the heart of down town Qualicum Beach, across the street from city hall. A fun, vibrant, arts-based community. There are two units in this rancher, each has two bedrooms and one bathroom. Current total rental income is \$1900/month. The same size 6000 sqft lot 1 next door is also available for sale, buy one lot or two lots together, hold it, or build up to a three story building. Please don't disturb tenants!						





		5944 STONEHAVEN DRIVE		MLS® 396728		
		Zone Sub Area City Sub/Complex Cross Street Property Type Style Taxes PID# Age Year Built Postal Code Zoning Zoning Jurisdiction	Zone 3- Duncan Z3 West Duncan DUNCAN  Full Duplex Side x Side (Duplex) \$5,765 (2015) 026795574 2008 V9L 0A2 Duplex R3 North Cowichan, Municipality of	Listing Status Title Possession	Active Freehold TBA	
				Current Price Sale Price Date Sold	\$649,900	
INTERIOR		STYLE		FEATURES		
Bedrooms	4	Exterior Finish	Hardi Plank	Insulation	Walls: Yes Ceil: Yes	
Bathrooms	6	Roof	Asphalt Shingle	Fuel	Electric	
Ensuite	3	Construction	Frame	Heating	Heat Pump	
# of Fireplaces		Foundation	Yes	Water	Municipal	
Fireplace Types	Natural Gas	Flooring	Mixed	Sewer	Connected	
Basement Type	Full	Bsmt Devel	Fully Finished			
Chattels	INCL: 3 FRIDGES, 3 STOVES, DISHWASHER, WASHER & DRYER					
Amenities	Additional Accom., Wheelchair Access, Garden Area, Jetted Bathtub					
COMPLEX INFORMATION						
Strata Fee	Units in Bldg	Stores	Laundry			
Display Suite#	Units Projects	Levels of Suite	Air Cond.			
Fee Incl		# Covered Parking Spaces				
Outdoor Area						
Access By						
Shared Amenities						
# of Rooms 13 (Total Sqft: 4,000 )				FLOOR AREA (sqft)		
	Down	Main	Up	Other		
Entrance	10x9				Finished	
Living Room		14x12			Downstairs 1,800	
Dining Room		14x10			Unfinished	
Master Bedroom		18x11			Main Level 2,035	
Family Room	10x10	12x11			Other	
Bedroom	15x13	13x10			EXTERIOR FEATURES	
Bedroom		13x9			Lot Width	Lot Acres 0.195
Rec Room	13x12				Lot Depth	Lot Size 8,494
Other	13x8			10x10	Lot Shape	
Laundry/Uti	10x7				Parking Type	Garage - Double
Ensuite		3pc			Site Influences	Southern Exp, Quiet Area, Level Lot
Ensuite		5pc			Elementary	DRINKWATER
Ensuite		2pc			Middle	QUAMICHAN
Bathroom	4pc				Secondary	COW HIGH
Bathroom	4pc				Legal Description	LT 1 VIP 81666 LD 45 SEC 19 RGE 5
Bathroom	4pc				Restrictions	Build. Scheme
					Mortgage Info	Must be Paid Off
					Listed By	Tax Roll Number
						SUTTON GROUP WEST COAST REALTY
Custom build offers 6 bedrooms, 5 baths, 4 kitchens, Jacuzzi, double garage, huge tool shed, heat pump, hardy plank, garden area						

		637 BEACH ROAD		MLS® 390507		
		Zone	Zone 5- Parksville/Qualicum		Listing Status	Active
		Sub Area	Z5 Qualicum Beach		Title	Freehold
	City	QUALICUM BEACH		Possession		
	Sub/Complex					
	Cross Street					
	Property Type	Full Duplex		Current Price	\$749,900	
	Style	Side x Side (Duplex)		Sale Price		
	Taxes	\$1,621 (2014)		Date Sold		
	PID#	016767799				
	Age	Unknown				
	Year Built					
	Postal Code	V9K 1C3				
	Zoning	Duplex R2				
	Zoning Jurisdiction	Qualicum Beach, Town of				
INTERIOR			STYLE		FEATURES	
Bedrooms	3	Exterior Finish	Wood	Insulation	Walls: Yes Ceil: Yes	
Bathrooms	2	Roof	Fiberglass Shingle	Fuel	Electric	
Ensuite	1	Construction	Frame	Heating	Baseboard	
# of Fireplaces		Foundation	Yes	Water	Municipal	
Fireplace Types		Flooring	Mixed	Sewer	Connected	
Basement Type	Slab	Bsm't Devel				
Chattels						
Amenities						
COMPLEX INFORMATION						
Strata Fee		Units in Bldg		Storeys	Laundry	
Display Suite#		Units Projects		Levels of Suite	Air Cond.	
Fee Incl				# Covered Parking Spaces		
Outdoor Area						
Access By						
Shared Amenities						
# of Rooms 8 (Total Sqft: 2,391)				FLOOR AREA (sqft)		
	Down	Main	Up	Other	Finished	Unfinished
Entrance		13'4x3'2			Downstairs	Main Level
Laundry/Util		6'3x5'3			Upper Level	Other
Living Room		19'0x11'1			EXTERIOR FEATURES	
Dining Room		12x8'9			Lot Width	Lot Acres
Kitchen		12x8'11			Lot Depth	Lot Size
Master Bedroom			11'2x9'11		Lot Shape	
Bedroom			9'11x8'0		Parking Type	Open
Bedroom			12x8'11		Site Influences	Central location, Golf Course Nearby, Shopping Nearby, Recreation Nearby. Consider Trade
Ensuite			2pc		Elementary	QUALICUM BEACH ELEMENTARY
Bathroom			3pc		Middle	
					Secondary	KWALIKUM
					Legal Description	LT 1 DL 57 LD 35 PL VIP51399
					Restrictions	
					Mortgage Info	Tax Roll Number
					Listed By	RE/MAX First Realty
<p>Investment/development opportunity located walking distance to village centre in Qualicum Beach. Package consists of two properties totalling 140 x 187 feet with access on 4 sides. One vacant lot cleared and ready to build plus 1 lot with side by side 2 storey duplex. Each side has been upgraded, features 3 bedrooms, high occupancy cash flow now and develop on phased basis. Official Community Plan shows higher density for future.</p>						

		941 ARBUTUS AVE		MLS® 393479																																																																																																																																									
		Zone	Zone 3- Duncan	Listing Status	Active																																																																																																																																								
		Sub Area	Z3 East Duncan	Title	Freehold																																																																																																																																								
		City	DUNCAN	Possession	TENANCY																																																																																																																																								
		Sub/Complex																																																																																																																																											
		Cross Street																																																																																																																																											
		Property Type	Full Duplex																																																																																																																																										
		Style	Up & Down (Duplex)																																																																																																																																										
		Taxes	\$5,768 (2014)	Current Price	\$769,000																																																																																																																																								
		PID#	000232556	Sale Price																																																																																																																																									
		Age		Date Sold																																																																																																																																									
		Year Built	1983																																																																																																																																										
		Postal Code	V9L 5X4																																																																																																																																										
		Zoning	Single Family A2																																																																																																																																										
		Zoning Jurisdiction	North Cowichan, Municipality of																																																																																																																																										
<table border="1"> <tr> <th colspan="2">INTERIOR</th> <th colspan="2">STYLE</th> <th colspan="2">FEATURES</th> </tr> <tr> <td>Bedrooms</td> <td>4</td> <td>Exterior Finish</td> <td>Wood</td> <td>Insulation</td> <td>Walls: Yes Ceil: Yes</td> </tr> <tr> <td>Bathrooms</td> <td>2</td> <td>Roof</td> <td>Fiberglass Shingle</td> <td>Fuel</td> <td>Electric</td> </tr> <tr> <td>Ensuite</td> <td></td> <td>Construction</td> <td>Frame</td> <td>Heating</td> <td>Baseboard</td> </tr> <tr> <td># of Fireplaces</td> <td>2</td> <td>Foundation</td> <td>Yes</td> <td>Water</td> <td>Municipal</td> </tr> <tr> <td>Fireplace Types</td> <td>Wood</td> <td>Flooring</td> <td>Mixed</td> <td>Sewer</td> <td>Septic - Yes</td> </tr> <tr> <td>Basement Type</td> <td></td> <td>Bsmt Devel</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Chattels</td> <td colspan="5">INCL: 2 FR/2 STV/2 DW.</td> </tr> <tr> <td>Amenities</td> <td colspan="5">Additional Accom., Thermal Windows</td> </tr> </table>						INTERIOR		STYLE		FEATURES		Bedrooms	4	Exterior Finish	Wood	Insulation	Walls: Yes Ceil: Yes	Bathrooms	2	Roof	Fiberglass Shingle	Fuel	Electric	Ensuite		Construction	Frame	Heating	Baseboard	# of Fireplaces	2	Foundation	Yes	Water	Municipal	Fireplace Types	Wood	Flooring	Mixed	Sewer	Septic - Yes	Basement Type		Bsmt Devel				Chattels	INCL: 2 FR/2 STV/2 DW.					Amenities	Additional Accom., Thermal Windows																																																																																						
INTERIOR		STYLE		FEATURES																																																																																																																																									
Bedrooms	4	Exterior Finish	Wood	Insulation	Walls: Yes Ceil: Yes																																																																																																																																								
Bathrooms	2	Roof	Fiberglass Shingle	Fuel	Electric																																																																																																																																								
Ensuite		Construction	Frame	Heating	Baseboard																																																																																																																																								
# of Fireplaces	2	Foundation	Yes	Water	Municipal																																																																																																																																								
Fireplace Types	Wood	Flooring	Mixed	Sewer	Septic - Yes																																																																																																																																								
Basement Type		Bsmt Devel																																																																																																																																											
Chattels	INCL: 2 FR/2 STV/2 DW.																																																																																																																																												
Amenities	Additional Accom., Thermal Windows																																																																																																																																												
<table border="1"> <tr> <th colspan="4">COMPLEX INFORMATION</th> </tr> <tr> <td>Strata Fee</td> <td>Units in Bldg</td> <td>Storeys</td> <td>Laundry</td> </tr> <tr> <td>Display Suite#</td> <td>Units Projects</td> <td>Levels of Suite</td> <td>Air Cond.</td> </tr> <tr> <td>Fee Incl</td> <td></td> <td># Covered Parking Spaces</td> <td></td> </tr> <tr> <td>Outdoor Area</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Access By</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Shared Amenities</td> <td></td> <td></td> <td></td> </tr> </table>						COMPLEX INFORMATION				Strata Fee	Units in Bldg	Storeys	Laundry	Display Suite#	Units Projects	Levels of Suite	Air Cond.	Fee Incl		# Covered Parking Spaces		Outdoor Area				Access By				Shared Amenities																																																																																																															
COMPLEX INFORMATION																																																																																																																																													
Strata Fee	Units in Bldg	Storeys	Laundry																																																																																																																																										
Display Suite#	Units Projects	Levels of Suite	Air Cond.																																																																																																																																										
Fee Incl		# Covered Parking Spaces																																																																																																																																											
Outdoor Area																																																																																																																																													
Access By																																																																																																																																													
Shared Amenities																																																																																																																																													
<table border="1"> <tr> <th colspan="5"># of Rooms 14 (Total Sqft: 2,416)</th> <th colspan="3">FLOOR AREA (sqft)</th> </tr> <tr> <td></td> <td>Down</td> <td>Main</td> <td>Up</td> <td>Other</td> <td>Finished</td> <td>2,416</td> <td>Unfinished</td> </tr> <tr> <td>Living Room</td> <td>18'11x14'11</td> <td>18'11x14'11</td> <td></td> <td></td> <td>Downstairs</td> <td>1,208</td> <td>Main Level</td> </tr> <tr> <td>Dining Room</td> <td>10'8x10'3</td> <td>10'8x10'3</td> <td></td> <td></td> <td>Upper Level</td> <td></td> <td>Other</td> </tr> <tr> <td>Kitchen</td> <td>12'6x8'11</td> <td>12'6x8'11</td> <td></td> <td></td> <td colspan="3">EXTERIOR FEATURES</td> </tr> <tr> <td>Master Bedroom</td> <td>13'9x10'3</td> <td>13'9x10'3</td> <td></td> <td></td> <td>Lot Width</td> <td></td> <td>Lot Acres</td> </tr> <tr> <td>Eating Nook</td> <td>8'11x8'11</td> <td>8'11x8'11</td> <td></td> <td></td> <td>Lot Depth</td> <td></td> <td>Lot Size</td> </tr> <tr> <td>Bedroom</td> <td>10'3x10'3</td> <td>10'3x10'3</td> <td></td> <td></td> <td>Lot Shape</td> <td>RECTANGLE</td> <td></td> </tr> <tr> <td>Laundry/Uti</td> <td>7x6'5</td> <td>7x6'5</td> <td></td> <td></td> <td>Parking Type</td> <td>Multiple C/P</td> <td></td> </tr> <tr> <td>Bathroom</td> <td>4pc</td> <td>4pc</td> <td></td> <td></td> <td>Site Influences</td> <td colspan="2">Hillside, Private Setting, View - Mountain, View - Ocean, Southern Exp, Rural Setting, Treed Lot, Wooded Area, Recreation Nearby, Quiet Area, Acreage, Marina Nearby</td> </tr> <tr> <td colspan="5"></td> <td>Elementary</td> <td></td> <td></td> </tr> <tr> <td colspan="5"></td> <td>Middle</td> <td></td> <td></td> </tr> <tr> <td colspan="5"></td> <td>Secondary</td> <td></td> <td></td> </tr> <tr> <td colspan="5"></td> <td>Legal Description</td> <td colspan="2">LT A SEC 8 RGE 5 COMIAKEN DIST PL 33251</td> </tr> <tr> <td colspan="5"></td> <td>Restrictions</td> <td></td> <td></td> </tr> <tr> <td colspan="5"></td> <td>Mortgage Info</td> <td>Must be Paid Off</td> <td>Tax Roll Number</td> </tr> <tr> <td colspan="5"></td> <td>Listed By</td> <td colspan="2">Sutton Group-West Coast Realty (Dunc)</td> </tr> </table>						# of Rooms 14 (Total Sqft: 2,416)					FLOOR AREA (sqft)				Down	Main	Up	Other	Finished	2,416	Unfinished	Living Room	18'11x14'11	18'11x14'11			Downstairs	1,208	Main Level	Dining Room	10'8x10'3	10'8x10'3			Upper Level		Other	Kitchen	12'6x8'11	12'6x8'11			EXTERIOR FEATURES			Master Bedroom	13'9x10'3	13'9x10'3			Lot Width		Lot Acres	Eating Nook	8'11x8'11	8'11x8'11			Lot Depth		Lot Size	Bedroom	10'3x10'3	10'3x10'3			Lot Shape	RECTANGLE		Laundry/Uti	7x6'5	7x6'5			Parking Type	Multiple C/P		Bathroom	4pc	4pc			Site Influences	Hillside, Private Setting, View - Mountain, View - Ocean, Southern Exp, Rural Setting, Treed Lot, Wooded Area, Recreation Nearby, Quiet Area, Acreage, Marina Nearby							Elementary								Middle								Secondary								Legal Description	LT A SEC 8 RGE 5 COMIAKEN DIST PL 33251							Restrictions								Mortgage Info	Must be Paid Off	Tax Roll Number						Listed By	Sutton Group-West Coast Realty (Dunc)	
# of Rooms 14 (Total Sqft: 2,416)					FLOOR AREA (sqft)																																																																																																																																								
	Down	Main	Up	Other	Finished	2,416	Unfinished																																																																																																																																						
Living Room	18'11x14'11	18'11x14'11			Downstairs	1,208	Main Level																																																																																																																																						
Dining Room	10'8x10'3	10'8x10'3			Upper Level		Other																																																																																																																																						
Kitchen	12'6x8'11	12'6x8'11			EXTERIOR FEATURES																																																																																																																																								
Master Bedroom	13'9x10'3	13'9x10'3			Lot Width		Lot Acres																																																																																																																																						
Eating Nook	8'11x8'11	8'11x8'11			Lot Depth		Lot Size																																																																																																																																						
Bedroom	10'3x10'3	10'3x10'3			Lot Shape	RECTANGLE																																																																																																																																							
Laundry/Uti	7x6'5	7x6'5			Parking Type	Multiple C/P																																																																																																																																							
Bathroom	4pc	4pc			Site Influences	Hillside, Private Setting, View - Mountain, View - Ocean, Southern Exp, Rural Setting, Treed Lot, Wooded Area, Recreation Nearby, Quiet Area, Acreage, Marina Nearby																																																																																																																																							
					Elementary																																																																																																																																								
					Middle																																																																																																																																								
					Secondary																																																																																																																																								
					Legal Description	LT A SEC 8 RGE 5 COMIAKEN DIST PL 33251																																																																																																																																							
					Restrictions																																																																																																																																								
					Mortgage Info	Must be Paid Off	Tax Roll Number																																																																																																																																						
					Listed By	Sutton Group-West Coast Realty (Dunc)																																																																																																																																							
<p>Wonderful West-Coast residence with breathtaking views of the Pacific Ocean, Bird's Eye Cove, Saltspring Island and the surrounding mountains. With its dramatic location, in one of the most prestigious areas of Maple Bay, this two level legal duplex rests on a peaceful and private 8 acre lot with Southern exposure, sweeping ocean views and low maintenance grounds. This unique property backs onto municipal park with miles of walking trails and has easy access to boating, fishing, diving, swimming, hiking and golfing. Enjoy stunning sunsets over the ocean from this charming 2,416 sq.ft. home with 2 bedrooms, 1 bathroom, kitchen, dining area, living room, laundry and separate meter on each floor. Connected to municipal water and boasting fabulous views, this is an exceptional find in today's market. Current zoning allows for second dwelling. Subdivision potential for two lots.</p>																																																																																																																																													

		1&2-599 GIBSON STREET		MLS® 365508	
		Zone Sub Area City Sub/Complex Cross Street Property Type Style Taxes PID# Age Year Built Postal Code Zoning Zoning Jurisdiction	Zone 6- Port Alberni Z6 Tofino TOFINO CAMPBELL STREET Full Duplex Side x Side (Duplex) \$4,057 (2013) 2000 VOR 2Z0 Duplex R-2 Tofino, District of	Listing Status Title Possession Current Price Sale Price Date Sold	Active Strata UPON COMPLETION \$952,500
		<div> <div>INTERIOR</div> <div>STYLE</div> <div>FEATURES</div> </div>			
Bedrooms Bathrooms Ensuite # of Fireplaces Fireplace Types Basement Type Chattels Amenities	9 5 4 2 Propane Slab Additional Accom., Thermal Windows, Main Level Entry	Exterior Finish Roof Construction Foundation Flooring Bsmt Devel	Wood Asphalt Shingle Frame Yes Mixed None	Insulation Fuel Heating Water Sewer Walls: Yes Ceil: Yes Electric Baseboard Municipal Connected	
<div>COMPLEX INFORMATION</div>					
Strata Fee Display Suite# Fee Incl Outdoor Area Access By Shared Amenities	\$0 Street	Units in Bldg Units Projects	Storeys Levels of Suite # Covered Parking Spaces 2	Laundry Air Cond.	
<div># of Rooms 15 (Total Sqft: 4,341 )</div>				<div>FLOOR AREA (sqft)</div>	
	Down	Main	Up	Other	
Bedroom	12x12	12x17			Finished 4,341
Bedroom	20x11	9x19			Downstairs 2,432
Bedroom	17x13	24x16			Upper Level
Living Room		12x19			
Kitchen		11x12			
Bedroom	10x12	10x16			
Living Room		20x14			
Kitchen		9x16			
Bedroom		16x12			
Laundry/Util	9x9				
Family Room	18x20				
Ensuite	3pc	3pc			
Ensuite	3pc	3pc			
Bathroom		3pc			
				<div>EXTERIOR FEATURES</div>	
				Lot Width Lot Depth Lot Shape Parking Type Site Influences	
				Lot Acres 0.31 Lot Size 13,504 RECTANGLE Garage & Carport Central location, Easy Access, View - Mountain, View - Ocean, Low Maint Yard, Shopping Nearby, Curb & Gutter, Sidewalk, Recreation Nearby, Landscaped, Marina Nearby, Pets Allowed, Can Be Rented	
				Elementary Middle Secondary	
				WICKANINNISH UCLUELET	
				Legal Description Restrictions Mortgage Info Listed By	
				SL 1 & 2 VIS 4698 DL 115 CLAYOQUOT DISTRICT PID'S: 024-318-752 & 024-318-761 None No Fin. Encumbrances RE/MAX Mid-Island Realty (Tfno)	
<p>Exceptional opportunity with 9 bedrooms and 5 bathrooms overlooking the waters of Clayoquot Sound Lemmens Inlet, and the mountains of Strathcona Park far in the distance. This side by side duplex may be occupied as one home, or two homes, depending on your family or business. Large lot, North facing. Landscaped yard with low maintenance. Two car garage and a carport. Custom design, built in 2000. This side by side duplex building may be purchased entirely as one unit, or either side may be purchased separately. Extra family room for guests and friends.</p>					

				2970 KILLARNEY PLACE				MLS® 399542							
				Zone		Zone 4- Nanaimo		Listing Status		Active					
				Sub Area		Z4 Departure Bay		Title		Freehold					
				City		NANAIMO		Possession		30 DAYS					
				Sub/Complex											
				Cross Street		BAY ST									
				Property Type		Full Duplex									
				Style		Side x Side (Duplex)									
				Taxes		\$5,214 (2015)		Current Price		\$1,200,000					
				PID#		018030301		Sale Price							
				Age				Date Sold							
Year Built		1992													
Postal Code		V9T 1A6													
Zoning		Multi-Family RS1/RS4													
Zoning Jurisdiction		Nanaimo, City of													
INTERIOR				STYLE				FEATURES							
Bedrooms		6		Exterior Finish		Stucco		Insulation		Walls:Yes Ceil:Yes					
Bathrooms		3		Roof		Asphalt Shingle		Fuel		Electric					
Ensuite				Construction		Frame		Heating		Baseboard					
# of Fireplaces				Foundation		Yes		Water		Municipal					
Fireplace Types				Flooring		Mixed		Sewer		Connected					
Basement Type		Crawl		Bsmt Devel											
Chattels															
Amenities		Additional Accom., Thermal Windows, RV Parking, Kitchen Built-in(s), Main Level Entry													
COMPLEX INFORMATION															
Strata Fee		Units in Bldg		Storeys		Laundry									
Display Suite#		Units Projects		Levels of Suite		Air Cond.									
Fee Incl				# Covered Parking Spaces											
Outdoor Area															
Access By		Street													
Shared Amenities															
# of Rooms 13 (Total Sqft: 4,052 )				FLOOR AREA (sqft)											
		Down		Main		Up		Other		Finished		4,052		Unfinished	
Living Room				14'7x13				18x14'6		Downstairs		750		Main Level	
Dining Room				13'6x9'5						Upper Level				Other	
Kitchen				19'10x11						EXTERIOR FEATURES					
Den				11x9'7						Lot Width				Lot Acres	
Bedroom		10'4x9'11		12'6x7'7				10'4x8'4		Lot Depth				Lot Size	
Laundry/Uti				9'10x7'6						Lot Shape				119,790	
Master Bedroom		18x13								Parking Type		Street, Garage - Double, Additional Parking			
Bedroom		10'4x9'4		10'5x9'11						Site Influences		Private Setting, Park setting, Wooded Area, Recreation Nearby, Quiet Area, Landscaped, Waterfront River/Crk, Acreage, Consider Trade			
Garage				25'4x20'8											
Bathroom				2pc				4pc		Elementary					
Bathroom		4pc								Middle					
										Secondary					
										Legal Description		SL 1 SEC 15 WELLINGTON DISTRICT SP VIS 2557 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORT TO UNIT ENTITLEMENT OF THE SL AS SHOWN ON FORM 1			
										Restrictions					
										Mortgage Info		Tax Roll Number			
										Listed By		Sutton Group-West Coast Realty (Nan)			
Artist studio (other)above two car garage, complete with the land to get you into the mood. A wonderful cul-de-sac with its own quiet getaway completed by a babbling brook. Owner built, the owner regrets having to sell. Along with the artist studio, you have 3500 (+/-) duplex, good sized garage with roughed-in plumbing if you ever wish to add improvements.															