



Presented by:  
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Prince Rupert (Zone 52), Prince Rupert - City  
**# 204 1300 SUMMIT AV, V8J 2A5**

**MLS# N242448**

Residential Attached  
**Active**



List Price:	\$49,500	Previous Price:	\$51,000
		Original Price:	\$52,500
Subdiv/Complex: ROOSEVELT HEIGHTS APARTMENTS			
Frontage:		Approx Yr Blt:	1968
Depth/Size:		PID:	026-971-917
Lot SqFt:	980	Type:	Apartment/Condo
Exposure:		Zoning:	RM-1
Stories in Bldg:	3	Taxes:	\$670 (2014)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	No
Fixt Removed:	N		
View:	N		

Style of Home:	Corner Unit, Upper Unit	Total Parking:	45	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Open, Visitor Parking		
Exterior:	Vinyl, Wood				
Rain Screen:	Full	R/I Plumbing:	No		
Type of Roof:	Torch-On	Dist to Public Trans:	1 BLK	Dist to School/Bus:	2 BLKS
Renovations:	Partly	Units in Development:	45	Total Units in Strata:	45
Flooring:	Vinyl/Linoleum, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal, Community	Possession:			
Heat/Fuel:	Hot Water, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	None	Mortgage Info:	\$0		
Outdoor Area:	None				
Mngmt Co:	REALTY EXECUTIVES P.R.	Property Disclosure:	Y		
Mngmt Ph:	250-624-9298	Bylaw Restrictions:	Pets Not Allowed, Rentals Allowed w/Restrictions		
	Maint Fee: \$325.00				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Heat, Hot Water, Management, Snow removal

Legal: STRATA LOT 41 DISTRICT LOT 1992 RANGE 5 COAST DISTRICT STRATA PLAN BCS 2210 SEE EXTRA LEGALS - LB  
 Amenities: None, Shared Laundry  
 Features Incl: Refrigerator, Stove

Site Influences: Central Location, Marina Nearby, Paved Road, Private Setting, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'2 X 12'8						
Main F.	Dining	10' X 10'						
Main F.	Kitchen	7'7 X 9'5						
Main F.	Master Bedroom	17' X 9'6						
Main F.	Bedroom	11'3 X 8'10						
Main F.	Bedroom	11'4 X 8'11						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>	
Finished Floor Area Main:	980	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	980	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	980			8	

Listing Broker(s): (1) Realty Executives Pr. Rupert

The Roosevelt Apartments are centrally located and situated on a very sunny southwestern facing prime hilltop site. Immediately adjacent to the Prince Rupert Regional Hospital, this complex has always been a sought after residence for hospital staff. Offered for sale in this 45 unit complex, this 3 bedroom second floor unit is presently tenant occupied and is rented out for \$750.00 per month. The monthly strata fee is \$325.00. The exterior of all four buildings in the complex were upgraded in 2013 with new siding, windows with an approximate investment of \$2,680,000.00 for the project. This property is a real estate investment worth consideration in the growing Port of Prince Rupert.



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PG City West (Zone 71), Westwood **MLS# N242433** Residential Attached  
**# 319 2550 S OSPIKA BV, V2N 3T2** **Active**



List Price:	\$99,900	Previous Price:	\$114,900
		Original Price:	\$129,900
Subdiv/Complex:		Approx Yr Bld:	1976
Frontage:		PID:	005-002-494
Depth/Size:		Type:	Townhouse
Lot SqFt:	0	Zoning:	RM3
Exposure:		Taxes:	\$1,860 (2014)
Stories in Bldg:		If New GST/HST Incl:	
Flood Plain:		Tax Incl Utils:	No
Meas. Type:		Apprvl Req:	
Fixtures Lsd:			
Fixt Removed:			
View:			

Style of Home:	2 Storey w/Bsmt.	Total Parking:	2	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:			
Foundation:	Preserved Wood	Parking Facilities:	Open, Visitor Parking		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard, Patio(s)				
		Property Disclosure:	Y		
Mngmt Co:	PACE PROPERTY MANAGEMENT	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
Mngmt Ph:	250-562-6671	Maint Fee:	\$209.69		

Maint Charge Incl:	Gardening, Management, Snow removal, Caretaker
Legal:	STRATA LOT 19 DISTRICT LOT 8171 CARIBOO DISTRICT STRATA PLAN 15
Amenities:	None
Features Incl:	
Site Influences:	Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	6'7 X 13'7						
Main F.	Living Room	17' X 11'3						
Above	Master Bedroom	10'6 X 10'3						
Above	Bedroom	9'9 X 10'3						
Above	Bedroom	8'8 X 8'6						

<b>Floor Area (SqFt):</b>		Total # Rooms:	5	<b>Bathrooms</b>	
Finished Floor Area Main:	525	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	525	Basement Area:	Full, Unfinished	2	3 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,050	Restricted Age:		5	
		# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	525	# or % Rentals:		7	
Grand Total Floor Area:	1,575			8	

Listing Broker(s): (1) RE/MAX Centre City Realty

Three bedroom townhouse in an awesome area close to shopping and transit to UNBC and CNC. The building has newer siding and a small fenced patio area. Some newer laminate in livingroom. As a bonus there is a park behind the complex. This home does need some work, but could make a wonderful home for someone with vision!



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Prince Rupert (Zone 52), Prince Rupert - City  
**420 W 9TH AV, V8J 2S8**

**MLS# N244633**

Residential Attached  
**Active**



List Price:	\$100,000	Previous Price:	
		Original Price:	\$100,000
Subdiv/Complex: RUPERT GARDENS			
Frontage:		Approx Yr Blt:	1964
Depth/Size:		PID:	014-924-391
Lot SqFt:	718	Type:	Townhouse
Exposure:		Age at List Date:	51
Stories in Bldg:		Zoning:	RM1
Flood Plain:		Bedrooms:	3
Meas. Type:		Bathrooms:	0
Fixtures Lsd:	N	Full Baths:	0
Fixt Removed:	N	Half Baths:	0
View:	N	Taxes:	\$899 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	2 Storey	Total Parking:	2	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Open, Other		
Exterior:	Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1	Dist to School/Bus:	1
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Vinyl/Linoleum, Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Oil, Other	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:		Property Disclosure:	Y		
Mngmt Ph:		Bylaw Restrictions:	No Restrictions		
		Maint Fee:	\$175.00		

Maint Charge Incl:	Other
Legal:	STRATA LOT 34 DIST LOT 251 RNG 5 COAST DISTRICT STRATA PLAN 15 STRATA LOT AS SHOWN ON FORM 1 OR V, A
Amenities:	Storage
Features Incl:	Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove, Windows - Thermo
Site Influences:	Central Location, Golf Course Dev., Paved Road, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	22'6 X 12'						
Main F.	Kitchen	9'3 X 11'3						
Main F.	Dining	13' X 12'						
Main F.	Foyer	5' X 15'5						
Main F.	Utility	8' X 4'5						
Main F.	Storage	8' X 8'5						
Above	Master Bedroom	12'5 X 12'						
Above	Bedroom	10'5 X 11'						
Above	Bedroom	10' X 11'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	9	<b>Bathrooms</b>	
Finished Floor Area Main:	705	Finished Levels:	2		1
Finished Floor Area Up:	705	Basement Area:	Crawl		2
Finished Floor Area Down:	0				3
Finished Floor Area Bsmt:	0	Bsmt Height:			4
Total Finished Floor Area:	1,410	Restricted Age:			5
		# Pets / Cats; Dogs:			6
Unfinished Floor Area:	0	# or % Rentals:			7
Grand Total Floor Area:	1,410				8

Listing Broker(s): (1) Royal LePage Prince Rupert

Centrally located 3 bedroom, 3 bath townhouse is certainly a consideration in this market. This home has over 1400 sq ft, new vinyl windows, master with 2-pc ensuite and small deck. The roof is only 1 yr old. This corner unit is conveniently located to a middle school, golf course, rec centre and downtown. This unit is in need of some TLC (new flooring and a nice paint job) so why not take the project on and make it your new, comfortable home, or turn it into a rental and recover your renovation costs. Don't wait too long, as rental units are becoming a rare find!