



Presented by:

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**Active**  
**R2258814**

Board: H  
House/Single Family

**48106-48891 NORTH BEND CRESCENT**

Hope  
Boston Bar - Lytton  
V0K 1C1

Residential Detached

**\$180,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>100.00</b>	Original Price: <b>\$180,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1984</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>34</b>
Lot Area (sq.ft.): <b>13,200.00</b>	Full Baths:	<b>2</b>	Zoning: <b>R1A</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,421.22</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>004-352-360</b>
			Tour:
View:	<b>No :</b>		
Complex / Subdiv:			
Services Connected:	<b>Electricity, Septic</b>		

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Pellet, Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Metal**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:  
Parking: **DetachedGrge/Carport**  
  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Legal: **004-352-378 PL KAP1368 LT 1 & 2 BLK 3 LD 59 SEC 2 TWP 11 RNG 26 MER 6. MERIDIAN W6.**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	25'11 x 12'	Above	Bedroom	11'7 x 17'5			x
Main	Kitchen	10'11 x 14'10	Above	Bedroom	11'7 x 13'6			x
Main	Dining Room	14'10 x 10'5	Below	Bedroom	13'2 x 11'7			x
Main	Family Room	10'5 x 16'5	Above	Loft	18'7 x 11'4			x
Main	Office	12' x 7'6			x			x
Main	Foyer	6' x 8'			x			x
Main	Recreation	15'8 x 17'8			x			x
Above	Master Bedroom	13'3 x 16'			x			x
Above	Bedroom	14' x 11'6			x			
Above	Bedroom	12'10 x 15'9			x			

Finished Floor (Main):	<b>1,569</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,569</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Above</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,138 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>3,138 sq. ft.</b>		7				
			8				

Listing Broker(s): **Royal LePage Wheeler Cheam**

**Royal LePage Wheeler Cheam**

**Over 3,000 sq. ft. home on two lots with a large detached 45 x 20 shop for all your toys. This home would make a great year round home or a weekend getaway offering plenty of room with 6 bedrooms and a fully finished attic. Minutes to Nathatlach Prov. Park, Blue Lake, Fraser River, and miles of forestry service roads for your ATV. Further benefits include large covered deck to enjoy the beautiful outdoors.**