



This Listing Information has been provided to you by:

RE/MAX POWELL RIVER

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Address: 12717 Highway 101	Unit:	MLS@: 9414	Status: Active	List Price: \$842,000
Area: South		Taxes: \$6,204	For Year: 2010	Sale Price: Sale Date:
Sub Area: SO South		Zoning: None	PID#: 008-889-406	
Type: Single Family	Cross St.:	Zoning Type:	Tax Roll#: 022644000	
Bldg Char.: Westcoast Contemp	Acres: 5.04	Construction: Frame	Foundation: Yes	Possession: TBA
Frontage: 265	Sqft: 219,542	Exterior: Wood	Roof: Metal	Title To Land: Freehold
Depth: 920	Lot Size: 5.04 acres	Flooring: Mixed	Insulation: Walls-Yes Ceiling-Yes	
Bedrooms: 5	Strata Fee:	Basement: Part	Dev.:	
Bathrooms: 5	Age: 19			
Ensuite: 2				
Sub./Complex:				

Fuel: Electric, Propane	Air:	Elementary: Kelly Creek	# Fireplaces: 2
Heating:		Middle: Oceanview	Fireplace Type: Propane
Water: Shallow Well		Secondary: Brooks	
Sewer: Septic - Yes		Parking: Garage - Double	

Room Sizes rounded to nearest ft	Legal: Lot 2, Block C, DL 1521, Plan 12413
Finished Area: 4,048 Total Area: 5,960	

Floors	Bsmt	Main	Up	Other	Amenities:
Total SqFt	1,600	2,088	760	1,512	Additional Accom., Garden Area, Wkshop-Detached, Thermal Windows, Built In Vacuum, Kitchen Built-in(s), Jetted bathtub, Main Level Entry, Wkshop in House
Entrance		23x26			Site Influences: Easy Access, Hillside, Private Setting, Southern Exp, Rural Setting, Quiet Area, Waterfront-Ocean, Acreage
Living Room					Chattels:
Dining Room		15x16			Mortgage:
Kitchen		16x14			Restrictions: Easemnt/R of Way
Master	13x10		3pc		
Bathroom	4pc				
Bathroom	3pc				
Bedroom	12x8	12x8			
Bedroom	12x9				
Rec Room	13x41				
Store/Works	9x41	11x15			
Other			40x19		
Laundry/Uti		13x11			

OCEANFRONT ESTATE Beautiful 5 acre Waterfront Estate located in Thunder Bay just south of Powell River. South exposure overlooking quiet bay, nature at its best. Park like setting offers privacy and walk-on waterfront. Executive custom built home offers 5 bedrooms, 5 baths and features vaulted ceilings, 2 gas fireplaces, custom oak spiral staircase, tile and oak floors, spacious oak kitchen with granite countertops, extensive decks, attached 2 car garage, in home workshop...and more!!! Yard feature rolling lawns to the beach with fruit trees, beach hut kitchen area, storage buildings, a revenue home and incredible vista.

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