



This Listing Information has been provided to you by:

RE/MAX POWELL RIVER

4545 Marine Avenue, Powell River
 Office Phone: (604) 485-2741
 Office Fax: (604) 485-2781



Don McLeod*
 (604) 483-8044
 don@mycoast.ca
 www.mycoast.ca

Address: 1902 Gillies Bay Road Unit:		MLS@: 9420	Status: Active	Current Price: \$165,000
Area: Texada Island		Taxes: \$677	For Year: 2010	Original Price: \$165,000
Sub Area: TI Texada Island		Zoning: None	PID#: 002-970-350	
Type: Single Family	Cross St.:	Zoning Type: Single Family	Tax Roll#: 014923800	
Bldg Char.: 2 Storey-M Lev Ent		Construction: Frame	Sale Price:	
Frontage:	Acres: 1.09	Foundation: Yes	Sale Date:	
Depth:	Sqft: 47,524	Exterior: Vinyl	Days on Market: 4	
Bedrooms: 3	Lot Size: 1.09 acres	Roof: Metal	Commission: 3.15/1.575	
Bathrooms: 2	Strata Fee:	Flooring: Mixed	Possession:	
Ensuite:	Age:	Insulation: Walls-Yes Ceiling-Yes	Title To Land: Freehold	
Sub./Complex:		Basement: Crawl	Dev.: None	
Fuel: Electric, Wood	Air:	Elementary:	# Fireplaces:	
Heating: Baseboard, Radiant		Middle:	Fireplace Type: Woodstove	
Water: Drilled Well		Secondary:		
Sewer: Septic - Yes		Parking:		
Room Sizes rounded to nearest ft Finished Area: Total Area.: 1,256		Seller: Morgan & Deanne Thompson		Phone:
		Tenant:		Phone:
Floors	Bsmt	Main	Up	Other
Legal: Block 3, Except Parcel A (See 591012), DL 300, Plan 12697				
Total SqFt		726	530	
Amenities: Additional Accom., RV Parking				
Site Influences: Easy Access, Southern Exp, Low Maint Yard, Rural Setting, Quiet Area, Acreage, Road - Paved				
Entrance		15x17		
Living Room				
Dining Room				
Kitchen		16x12		
Master		9x12	13x10	
Bathroom		2pc	4pc	
Bedroom			17x15	
Laundry/Utli		9x8		
Other			8x11	
Chattels:				
Mortgage:				
Restrictions: None				
Realtor Rmks:				
Agent Info: Phone Salesperson, Vacant				
COZY 3 BEDROOM HOME ON 1 ACRE Gently sloping 1 acre parcel has lots of tall fir and is fenced on 2 sides. There is a large woodshed and 1 bedroom trailer rental for extra income. This cozy 1 1/2 story home with metal roof was recently rebuilt with new siding, kitchen and bathrooms, wiring and all new drywall. There are 2 bedrooms and an office up and 1 smaller bedroom/office on main. The spacious 17' x 15' open living room has wood stove capable of heating the entire home. Great package just north of Gillies Bay. Adjacent 6 acres also available.				
Listing Office/Salesperson Info:		Selling Office/Salesperson Info:		Phone
Listing Office: RE/MAX Powell River	(604) 485-2741	Selling Office:		Listed: Feb. 2, 2012
Co-List Office:		Selling Slsp 1:		Expires: Aug. 2, 2013
Listing Slsp 1: McLeod*, Don	(604) 483-8044			Entered: Feb. 2, 2012
Listing Slsp 2:				

MLS# _____

Date: _____

CLIENT INFO:

Name: _____

Address: _____

Phone: _____

E-mail: _____

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