



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: 4002 Highway 101	Unit:	MLS@: 9424	Status: Active	List Price: \$295,000
Area: North		Taxes:	For Year:	
Sub Area: NO North		Zoning: None	PID#: 028-526-996	Sale Price:
Type: Single Family	Cross St.:	Zoning Type: Single Family	Tax Roll#: 23114025	Sale Date:
Bldg Char.: Rancher		Construction: Frame		Possession: TBA
Frontage: 361	Acres: 2.29	Foundation: Yes		Title To Land: Freehold
Depth: 276	Sqft: 99,752	Exterior: Wood		
Bedrooms: 3	Lot Size: 2.29 acres	Roof: Metal		
Bathrooms: 2	Strata Fee:	Flooring: Mixed		
Ensuite:	Age:	Insulation: Y/Y		
Sub./Complex:		Basement: Crawl	Dev.: None	

Fuel: Electric, Wood	Air:	Elementary:	# Fireplaces:
Heating: Baseboard		Middle:	Fireplace Type: Woodstove
Water: Drilled Well, Other-Licensed		Secondary:	
Sewer: Septic - Yes		Parking: Multiple C/P	

Room Sizes rounded to nearest ft	Legal: Lot 1, District Lot 4739, Plan BCP47711
Finished Area: 1,520 Total Area.: 1,520	

Floors	Bsmt	Main	Up	Other	Amenities: Garden Area, RV Parking
Total SqFt		1,520			Site Influences: Easy Access, Highway Access, View - Ocean, Southern Exp, Low Maint Yard, Rural Setting, Quiet Area, Road - Paved
Entrance		15x17			Chattels:
Living Room					Mortgage: Must be Assumed
Dining Room					Restrictions: None
Kitchen		16x11			
Master		14x10			
Bathroom		3pc			
Bedroom		13x10			
Laundry/Uti		12x10			
Bedroom		14x10			
Bathroom		3pc			
Family Room		14x12			

OCEAN VIEW ACREAGE Situated just north of Sturt Road this rare 2.29 acreage is only a short distant to Lund. The gently sloping south ocean view acreage has a cozy 3 bedroom, 2 bathroom cedar home with wood stove and vaulted ceilings in living room. The family room is just of the kitchen and there is a spacious laundry room with half bath. The yard features a recent drill well, dog run, attached carport at rear plus a new 12 x 30 carport attached to the west side of home.

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