



This Listing Information has been provided to you by:

RE/MAX POWELL RIVER

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Address: 4952 Manson Ave		Unit:	MLS®: 9438	Status: Active	List Price: \$259,900
Area: Powell River			Taxes: \$2,914	For Year: 2010	Sale Price: Sale Date:
Sub Area: PR Westview			Zoning: R2	PID#: 010-929-355	
Type: Single Family	Cross St.:		Zoning Type: Single Family	Tax Roll#: 003680000	
Bldg Char.: Rancher	Acres:	Construction: Frame	Foundation: Yes	Possession:	Title To Land: Freehold
Frontage:	Sqft:	Exterior: Vinyl	Roof:		
Depth:	Lot Size:	Flooring: Mixed	Insulation: Walls-Yes Ceiling-Yes	Basement: Crawl	Dev.: None
Bedrooms: 3	Strata Fee:				
Bathrooms: 2	Age:				
Ensuite: 1					
Sub./Complex:					
Fuel: Electric, Natural Gas	Air: None	Elementary: Edgehill	Middle: Oceanview	Secondary: Brooks	# Fireplaces:
Heating: Baseboard, Radiant		Parking: Garage - Double			Fireplace Type: Natural Gas
Water: Municipal					
Sewer: Connected					
Room Sizes rounded to nearest ft Finished Area: 1,410 Total Area.: 1,410					Legal: Lot D (See 488562L) of Lot 2, Block 5, District Lot 5731, Plan 6303
Floors	Bsmt	Main	Up	Other	Amenities: Garden Area, Wkshop-Detached, Thermal Windows, RV Parking, Main Level Entry
Total SqFt		1,410			Site Influences: Central location, Easy Access, Southern Exp, Shopping Near, Sidewalk, Recreation near, Landscaped, Road - Paved, Level Lot
Entrance		17x17			Chattels:
Living Room		14x13			Mortgage:
Dining Room		16x15			Restrictions: None
Kitchen		4pc			
Master		12x11			
Bathroom		9x11			
Bedroom		3pc			
Bedroom		8x10			
Ensuite					
Laundry/Ut					

This one level home is conveniently located close to elementary school, on bus route and within a few km to all other amenities. Private rear yard featuring gazebo, arbor, and garden shed and fire pit. The 18 x 31 drive through shop is perfect for toys with parking behind and there is even a paved drive way for extra parking. Wonderfully maintained 3 bedroom rancher is an easy to care for home with recent roof, all double glass windows, and electric heat with gas fireplace in the spacious living room. The huge master bedroom has a private deck and 3 piece ensuite. The custom kitchen with granite counter tops has eating area, garburator and 4 appliances. Move in ready family home.

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