



This Listing Information has been provided to you by:

RE/MAX POWELL RIVER

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Address: 7820 Gifford Road		Unit:	MLS@: 9426	Status: Active	List Price: \$189,900
Area: North			Taxes: \$970	For Year: 2010	Sale Price: Sale Date:
Sub Area: NO North			Zoning: none	PID#: 017-843-456	
Type: Single Family	Cross St.:		Zoning Type:	Tax Roll#: 023110200	
Bldg Char.: Westcoast Contemp			Construction: Frame	Possession: quick	
Frontage:	Acres: 2.00		Foundation: Yes	Title To Land: Freehold	
Depth:	Sqft: 87,120		Exterior: Wood		
Bedrooms: 3	Lot Size: 2.00 acres		Roof: Asphalt Shingle		
Bathrooms: 2	Strata Fee:		Flooring: Mixed		
Ensuite:	Age:		Insulation:		
Sub./Complex:			Basement: Crawl	Dev.: None	
Fuel: Electric, Wood	Air: None		Elementary:	# Fireplaces:	
Heating: Radiant			Middle:	Fireplace Type: Woodstove	
Water: Shallow Well			Secondary:		
Sewer: Septic - Yes			Parking: Open, Visitor Parking		
Room Sizes rounded to nearest ft Finished Area: 1,324 Total Area.: 1,324			Legal: Lot A, West half District Lot 4735, Plan LMP5042		
Floors	Bsmt	Main	Up	Other	Amenities: Garden Area, Wkshop-Detached, RV Parking, Main Level Entry
Total SqFt		892	432		Site Influences: Private Setting, Low Maint Yard, Rural Setting, Treed Lot, Wooded Area, Quiet Area, Road - Gravel
Entrance		24x12			
Living Room		6x10			Chattels:
Dining Room		12x10			
Kitchen		10x10			Mortgage: No Fin. Encumbrances
Master		4pc	2pc		
Bathroom			10x12		Restrictions: Restr. Covnts
Bedroom			10x12		
Bedroom					
Laundry/Uti		8x13			

PRIVATE & AFFORDABLE ACREAGE Cozy 3 bedroom one and a half storey West Coast style home tucked in the forest. Cedar ceilings in open living room and in the 2 upstairs bedrooms. Cozy wood fireplace on main and 1 1/2 bathsLand with several outbuildings that need work, 8x10 porch at rear and 24x8 front deck. If you want a hideaway in the woods, this could be it.

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