



List Price: \$248,000 Days on Mkt: 17
 List Date: 25-Nov-11 Expiry Date: 31-May-12

Complex/Subdiv
 Previous Price: Frontage: PID: 004-743-563
 Original Price: \$248,000 Frontage Metric: Approx Yr Bilt: 1974
 Meas Type: Feet Bedrooms: 5 Age at List Date: 37
 Depth/Size: Bathrooms: 2 Type: House/Single Family
 Lot Area SqFt: 0 Full Baths: 2 Zoning: R1
 Rear Yard Exp: Half Baths: 0 Taxes: \$2,243 (2011)
 Flood Plain: If New GST/HST Incl: Tax Incl Utilities: No
 View:
 Serv Connected: Community, Electricity, Natural Gas, Storm Sewer,

Style of Home: Rancher/Bungalow w/Bsmt. Total Parking: Covered Parking:
 Construction: Frame - Wood Parking Access:
 Foundation: Concrete Perimeter Parking Facilities: Carport; Single
 Exterior: Aluminum
 Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:
 Type of Roof: Asphalt Possession:
 Renovations: Year of Reno: Title to Land: Freehold NonStrata
 Flooring: Wall/Wall/Mixed Seller's Interest: Registered Owner
 Water Supply: City/Municipal Mortgage Info: \$0
 Heat/Fuel: Natural Gas
 No. of Fireplaces: 1 R/I Fireplaces: Property Disclosure: Y
 Fireplace Fuel: Gas - Natural Out Buildings:
 Outdoor Area: Fenced Yard, Patio(s) & Deck(s)
 Registered: CSA/BCE: Pad Rental:
 Fixtures Leased: N
 Fixtures Removed

Legal: PL 20355 LT 19 DL 8848 LD 05
 Amenities:
 Site Influences:
 Municipal Charges:
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|---------------|-------|---------|------------|-------|------|------------|
| Main F. | Living Room | 13'6" X 17' | Bsmt | Storage | 9' X 9' | | | X |
| Main F. | Kitchen | 9'7" X 11'5" | | | X | | | X |
| Main F. | Dining | 9'3" X 11'10" | | | X | | | X |
| Main F. | Master Bedroom | 12' X 10'2" | | | X | | | X |
| Main F. | Bedroom | 12' X 10'2" | | | X | | | X |
| Main F. | Bedroom | 11'5" X 11'7" | | | X | | | X |
| Bsmt | Utility | 10'5" X 18' | | | X | | | X |
| Bsmt | Family Room | 12'8" X 24'3" | | | X | | | X |
| Bsmt | Bedroom | 11'5" X 14'9" | | | X | | | X |
| Bsmt | Bedroom | 8'9" X 10'7" | | | X | | | X |

| Floor Area (SqFt): | | Total # Rooms: | | Bathrooms | |
|-------------------------|-------|--------------------|----------------------|-----------|-------------------------------------|
| Main Floor Area: | 1,186 | 1 | 1 | 1 | 4 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Up: | 0 | # Kitchens: | 1 | 2 | 3 Piece; Ensuite: N; Level: Below |
| Finished Floor Down: | 1,186 | Finished Levels: | 2 | 3 | |
| Finished Floor Bsmt: | 0 | Crawl/Bsmt Height: | | 4 | |
| Total Finished Floor: | 2,372 | Basement Area: | Full, Fully Finished | 5 | |
| | | | | 6 | |
| Unfinished Floor: | 0 | Suite: | None | 7 | |
| Grand Total Floor Area: | 2,372 | | | 8 | |

Listing Broker 1: Cariboo Team Realty Group Ltd. 250-392-5959 Appointments: Phone L.R. First
 Listing Sales Rep 1: Becky Waterhouse becky@caribooteamrealty.com 250-392-5959 For Appts Call: BECKY
 Listing Sales Rep(s): Appointment Ph: 250-267-7254
 Listing Broker 2: Occupancy: Vacant
 Selling Broker(s):
 Selling Sales Rep(s):
 Owner: CHRISTOPHER PAQUETTE/MICHELLE PAQUETTE
 Commission: 2.75% ON THE 1ST \$100,000/1.25% ON THE BALANCE

Realtor Remarks:

Great buy in excellent neighbourhood close to all levels of schools and bus stop! Tastefully updated 5 bedroom 2 bathroom home with spacious entry. Located in a quiet family oriented neighbourhood. Entire house has been freshly painted with modern colors and nice updates throughout. Huge deck overlooks fully fenced level backyard with graveled drive in access for RV or toy storage. Large laundry room, hottub, enclosed under deck workshop, plenty of storage a 10x10 garden shed and much much more. Give me a call to book a showing today!