

1537 PITT RIVER RD, V3C 1P3

Active



List Price: \$599,000 Previous Price:  
Original Price: \$599,000

## Complex/Subdiv:

Frontage: 50.00 ft Bedrooms: 4 PID: 005-697-166  
Depth/Size: 132 Bathrooms: 3 Type: House/Single Family  
Lot Area SqFt: 6,759 Full Baths: 2 Approx Yr Bilt: 1980  
Rear Yard Exp: E Half Baths: 1 Age at List Date: 34  
Meas Type: Feet If New GST/HST Incl: Taxes: \$3,288 (2013)  
Flood Plain: No Zoning: RS1

## View:

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 6	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front, Lane	
Foundation: Concrete Perimeter	Parking Facilities: Carport; Multiple, Open, RV Parking Avail.	
Exterior: Mixed		
Rainscreen:	R/I Plumbing: Yes	Dist to Public Trans: 1
Type of Roof: Asphalt		Dist to School Bus: 1
Renovations: Partly	Reno Year:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE
Fireplace Fuel: Other		Out Buildings:
Outdoor Area: Patio(s), Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL NWP58479 LT 501 DL 232 LD 36

## Amenities:

Site Influences: Central Location, Lane Access, Paved Road, Private Yard, Shopping Nearby

## Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	14' X 15'	Bsmt	Recreation Room	10' X 22'			X
Above	Bedroom	10' X 13'			X			X
Above	Bedroom	10' X 12'			X			X
Above	Bedroom	7' X 10'			X			X
Above	Den	7' X 7'			X			X
Main F.	Kitchen	9' X 10'			X			X
Main F.	Dining	10' X 13'			X			X
Main F.	Family Room	10' X 10'			X			X
Main F.	Living Room	14' X 18'			X			X
Main F.	Laundry	9' X 12'			X			X

## Floor Area (SqFt):

Main Floor Area SqFt: 1,178	Total # Rooms: 11	<u>Bathrooms</u>
Finished Floor Up SqFt: 1,178	# Kitchens: 1	1 3 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 3	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	3 2 Piece; Ensuite: N; Level: Main F.
Total Finished Floor SqFt: 2,356	Basement Area: Full, Separate Entry, Unfinished	5
		6
Unfinished Floor: 1,178	Suite: None	7
Grand Total Floor Area: 3,534		8

Listing Broker(s): RE/MAX Sabre Realty Group

COURT ORDERED SALE! 'As Is Where Is' Charming & Spacious well looked after 4 bed, 3 bath, 2 story home w/bsmt. This home features a huge mstr bdrm w/enste & private patio, a lge chef's kitchen, big dining area & a huge 25'x25' sundeck overlooking the backyard that is great for entertaining & sunbathing! The cherry on top has got to be the unfinished basement with separate entry that could be finished to include 2 bedrooms, a bathroom & more! Bring your ideas! All of this sits on a lge lot with desirable lane access & parking for all of your toys & that can include an RV! This home is walking distance to 2 local pubs, daycare, ALL levels of school, Downtown PoCo, shopping & more! This is the perfect family home.



List Price:	\$499,000	Previous Price:	
		Original Price:	\$499,000
Complex/Subdiv:	BIRCHLAND MANOR		
Frontage:	59.00 ft	Bedrooms:	4
Depth/Size:	105	Bathrooms:	3
Lot Area SqFt:	6,195	Full Baths:	2
Rear Yard Exp:	N	Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	SFD
View:	N		
Serv. Connected:	Community, Electricity, Natural Gas, Storm Sewer, Water		

Style of Home:	Split Entry, 2 Storey	Total Parking:	6	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage; Single, RV Parking Avail.		
Exterior:	Mixed, Stucco, Wood	Dist to Public Trans:	2 BLKS	Dist to School Bus:	2 BLKS
Rainscreen:		Possession:			
Type of Roof:	Torch-On	Reno Year:		Title to Land:	Freehold NonStrata
Renovations:				Seller's Interest:	Court Ordered Sale
Flooring:	Mixed	Mortgage Info:	\$0		
Water Supply:	City/Municipal	Property Disclosure:	N - Seller never occupied		
Heat/Fuel:	Forced Air, Natural Gas	Out Buildings:			
No. of Fireplaces:	2				
Fireplace Fuel:	Gas - Natural, Wood				
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal:	PL NWP42669 LT 156 LD 36 SEC 6 TWP 40
Amenities:	None
Site Influences:	Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby
Features Incl:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'6" X 13'6"	Main F.	Solarium	22' X 8'			X
Main F.	Dining	11' X 10'			X			X
Main F.	Kitchen	11' X 10'			X			X
Main F.	Master Bedroom	13' X 10'			X			X
Main F.	Bedroom	11' X 10'			X			X
Main F.	Bedroom	10' X 9'			X			X
Bsmt	Recreation Room	17'6" X 12'6"			X			X
Bsmt	Bedroom	13'6" X 9'			X			X
Bsmt	Den	9' X 8'			X			X
Bsmt	Laundry	10' X 9'6"			X			X

<u>Floor Area (SqFt):</u>				<u>Bathrooms</u>	
Main Floor Area SqFt:	1,198	Total # Rooms:	11	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	# Kitchens:	1	2	2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	888	Finished Levels:	2	3	3 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	2,086	Basement Area:	Fully Finished	5	
				6	
Unfinished Floor:	0	Suite:	None	7	
Grand Total Floor Area:	2,086			8	

Listing Broker(s): Prudential Sterling Realty

Bright south-facing home in the very popular Birchland Manor neighbourhood. Post and beam construction which provides airy feel with vaulted ceilings in LR, DR and kit. Balcony off LR for relaxing summer days plus glass solarium overlooking the private fenced backyard. Very pleasant street in a family friendly area. Lots of parking in big wide driveway. Front yard has attractive stone retaining walls and nice landscaping. Elementary school just a few blocks away. Easy access to major routes and shopping malls.